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PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

[redacted]
Dianne Feinstein, Mayor

Meeting Report - 412th Regular Meeting

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Thursday, January 18, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina (awaiting confirmation)
Francis H. Louie
Dr. Michael J. McFadden
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Lucy M. Clancy, Recording Secretary

Guests: Albert Petteruti, System Parking, 555 Kearny St., SF
C. Hudson, System Parking, 330 Sutter St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Mike Quan, DPW, 460 McAllister St., SF
Mrs. T.L. Gudemann, League of Women Voters, 125 Broadmoor Dr., SF
T.D. Wosser, H.J. Degenkolb & Assoc. 350 Sansome St., SF.
H.J. Degenkolb, Degenkolb & Assoc., 350 Sansome St., SF
David Sokoloff, Sokoloff/Bennett Assoc., 244 Kearny St., SF
Edward Keil, Keil, Connolly & Barbieri, 244 Kearny St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
James Ludwig, Saks Fifth Avenue, Maiden Lane & Grant Ave., SF
Mervyn Silberberg, Council of Dist. Merchants, 3700 Sacramento, SF
Owen R. Brady, 535 39th Ave., SF

Chairman Magnin called the meeting to order at 1:45 PM.

1. Roll Call indicated a quorum present.

2. Introduction of new member subject to approval of Board of Supervisors Rules Committee

Chairman Magnin introduced and welcomed the new Parking Authority member, Dr. Amancio G. Ergina, stating that he is looking forward to a long and pleasant association.

3. Adoption of Minutes

The minutes of the 411th Regular Meeting held December 21, 1978 were adopted as submitted.

4. Election of Officers

Member Louie nominated Mr. Magnin to continue as Chairman of the Parking Authority seconded by Member Muschi. Motion was carried unanimously.

5. Report of Director - Copy attached.

6. Unfinished Business

Van Pools - Director Brady indicated that a preliminary report had been received from DPW listing Civic Center Plaza Garage, Ellis-O'Farrell, Portsmouth Square, St. Mary's Square, Union Square and Vallejo Street as the only garages having the necessary clearance to accommodate van pools. DPW recommends that the decision regarding the number of spaces to be made available be postponed until such time that an accurate estimate of the number of van pools applying for a parking space is available. They also recommend that the number of spaces be based on a percentage of the total number of parking spaces in the garage. They suggest that van pools be charged 50% of the current monthly rates, following the recommended policy of the Transportation Policy Group. Director Brady stated that she had not had an opportunity to discuss this with the operators of the facilities.

Touche Ross Proposal - This item will be included in our budget unless the Authority has any objections or changes. No objections.

Sutter-Stockton Expansion- Chairman Magnin called on Mr. James J. Ludwig, President of the Uptown Parking Corporation, who introduced the people who represented the Sutter-Stockton Garage, Paul Newman and Edward Keil, legal representatives; David Sokoloff, architect; H.J. Degenkolb and Tom Wosser, engineers. All representatives spoke on the need for the expansion of the Sutter-Stockton Garage, indicating with diagrams how they propose to accomplish this expansion, and stating that an EIR would have to be prepared, a relocation study made and that there is potential financing through the Uptown Parking Corporation. It was indicated that $20,000,000 can be raised for this project through a bond issue and through reserve in the garage, since the garage has been far more successful than anticipated.

The representatives requested that the Parking Authority draw up a supplemental resolution asking for $450,000 which would cover architectural engineering services, consultants for relocation study, consultant's work for EIR, legal services, real estate consultant and other miscellaneous costs. The money would be put in escrow so it could be awarded to this corporation.

Mr. Keil stated that they are in a very excellent financial position; that $20,000,000 is a very rough figure and studies would refine it. He has had a very favorable reception in the private sector to selling bonds at no expense to taxpayers or the City. He stated that they have reserves of $3,000,000 and that next year they will reduce their payments on interest on their debt because last year they refinanced a secondary loan at a much better interest rate. Mr. Ludwig signed a lease with the Sumatomo Bank raising their rent from $2,500 to $10,300 per month.

There would be no charge to the city, the requirement being that the Parking Authority must initiate the project. They will be happy to reimburse the city in such a way as the Controller recommends, and would like a conference with him.

Chairman Magnin said that he understands the City or Parking Authority would be reimbursed $450,000 out of proceeds of the bond sale; but what would happen if the bonds were not sold? Mr. Keil stated that the reimbursement would be made out of surplus funds over $3,000,000. Mr. Ludwig asked Mr. Keil to clarify why they have surplus funds. Mr. Keil stated that when the bonds were originally issued they were a drain in the eyes of the Director, but they could not and would not pledge city

credit - only pledged revenues of the garage. Since that time they have been so successful that they have been building up reserves; and, of course, the bondholders are entitled to that protection.

Dr. Ergina asked Mr. Keil who owns the land, to which Mr. Keil replied that the city owns it; the lease runs to the year 2010. There are two leases, one on Sutter-Stockton and one on the annex. Mr. Keil stated that they contributed $1,000,000 to the City to aid in the moving of the welfare building. Dr. Ergina asked if they will lease the land to the City or buy it. Mr. Keil said they would buy the property, giving title to the City and the City would give them a rent-free lease, provided that in lieu of rent we would build the annex, housing, etc.

Mr. Ludwig stated that there have been initial discussions with the Planning Department regarding how to go about establishing an EIR, he has met with Rai Okamoto who laid down guidelines, met with Mayor Moscone who liked the project but was concerned about housing. They would be adding shops both in the garage and retail structures. When the bonds are paid off, the property would revert entirely to City ownership. The entrance and exit would be on Bush Street. Chairman Magnin asked if it would be possible to connect the two garages for security as well as operational purposes, and was informed that this had been discussed and found to be possible and feasible, but the solution would come out of studies.

Director Brady was asked to investigate what steps would be required of us if we indeed wanted to initiate this project and the legal possibilities of having the money returned to the fund. Chairman Magnin stated that it was his feeling that there is great opposition to additional parking in the downtown area. Mrs. Brady was asked to have a resolution prepared and asked that the representatives return to our next meeting.

Mr. Lloyd Pflueger of the Downtown Association stated that we need parking downtown; the future of the city depends on people coming downtown to shop.

At this point it was necessary for Dr. McFadden to leave the meeting.

7. New Business

Resolution No. 666 - Requesting funds to repair damaged parking facility: Neighborhood parking lot located on Irving Street between 8th and 9th Avenues.

Chairman Magnin reviewed this resolution for those present. Member Muschi moved that this resolution be adopted; seconded by Member Louie.
Ayes: Members Magnin, Louie, Muschi
Noes: None
Absent: Member McFadden

Resolution No. 667 - Approving and Recommending in Principle a Proposal from the Redevelopment Agency for a Public Off-Street Parking Facility, the Issuance of Lease Revenue Bonds by the Parking Authority for the Construction of said Facility and the Pledge of Parking Meter Revenue to Meet Debt Service Requirements

Director Brady reviewed this resolution for the benefit of those present. She was instructed to make up a supplemental request so that we can hire consultants.

Member Louie moved that this resolution be adopted; the motion was seconded by Member Muschi.

Ayes: Members Magnin, Louie, Muschi

Noes: None

Absent: Member McFadden

The resolution for Mrs. George Moscone and family was put over to the next meeting.

There being no public discussion of agenda matters, Chairman Magnin adjourned the meeting at 2:55 PM.

Respectfully submitted,

Margaret L. Brady
Director

January 11, 1979

TO: MEMBERS OF PARKING AUTHORITY

FROM: Margaret L. Brady, Director

DIRECTOR'S REPORT

Polk Street - We have had an inquiry from the Polk Street Merchants asking for a traffic impact survey on the possible move of the U.S. Immigration Department to Van Ness Avenue. The Polk Street Merchants advise that the Department's figures indicate they service 1900 persons daily. Of this number 92% arrive by automobile and 70% are from outside San Francisco.

We have asked Traffic Engineering to advise what impact this would have on parking in the area. The proposed site has parking spaces for 40 cars and the Department employs almost 200 persons.

School Properties - We have authorized the Real Estate Department to negotiate with the San Francisco Unified School District on our behalf to effect a lease on Yerba Buena and Laguna Honda play areas for off-street parking.

Performing Arts Garage - Conrad Associates has met with Tudor Engineering to make minor changes to drawings and specs before going to bid. The appeal period for Pride vs Parking Authority, et al, will expire February 8, 1979. Redevelopment is ready to go with the eviction and demolition. However, our counsel advised that they wait until the appeal period runs out, because overt action could activate an appeal.

16th and Hoff Streets - Real Estate advises the property adjoining our off-street lot is not available.

Budget - Because the Parking Authority is revenue bearing, we have been asked to increase our inter-departmental budget - Real Estate to raise from $12,000 to $14,000 per annum. Add 5% of gross salaries to be paid to Controller for processing. Add half a City Attorney plus transcription time.

Possessory interest tax on Golden Gateway and Japanese Cultural Center has decreased by over 50%.

Civil Service Commission has given permission to appoint Mrs. Lucy Clancy Secretary to the Parking Authority effective July 1, 1979. We are negotiating with the Civil Service Commission for an upgrade for Miss Viola Delk, who performs all of our budgetary duties, fiscal reporting, etc., although classified as a Principal Clerk Steno.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

~~GEORGE R. MOSCONE, Mayor~~
Dianne Feinstein, Mayor

Meeting Report - 413th Regular Meeting

Thursday, February 15, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Dr. Amancio G. Ergina
Francis H. Louie
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Mike Quan, DPW, 460 McAllister St., SF

ABSENT

Authority Members: Donald Magnin, Chairman
Dr. Michael J. McFadden

In the absence of Chairman Magnin, Member Louie called the meeting to order at 1:30 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The Minutes of the 412th Regular Meeting held January 18, 1979 were adopted as submitted.

3. Communications
Director Brady discussed a letter received from Rebecca Evans, Chairman of the SF Bay Chapter of the Sierra Club which spoke against the expansion of the Sutter-Stockton Garage. She also reviewed various letters which were received and which spoke in favor of the Performing Arts Center Garage. It was observed that a new financial feasibility study will be needed for the PAG since, due to inflation, costs have been accellerating at the rate of about 1% per month. Dr. Ergina asked what the construction date is for the garage. Mrs. Brady said we do not know at present; we were ready to go for bids in March 1978 when the WAPAC suit was filed. This suit was thrown out. A new suit by Pride Foundation was filed then appealed and our attorneys advise that the appeal could take another 18 months. Member Muschi suggested that Mr. Hardeman of the Pride Foundation should be held responsible for charges which have escalated. Mrs. Brady stated that he has bought the building at 25 Van Ness Avenue and has been looking for tenants. He has indicated that he will not close escrow on the building until he has received some firm commitments on rentals.

6. Sutter-Stockton Expansion
Director Brady read a letter from City Planning requesting that this project be referred to them for master plan review and conformity.

7. Restriping West Portal lots
A letter from Mike Quan, Traffic Engineering, indicated that the total cost of restriping the two West Portal lots would be $301.40. This covers the 44 stalls at the rate of $6.85 per stall - work to be done by DPW paint crews. Member Muschi moved that resolution No. 669 be drawn up approving the cost of restriping the lots at West Portal Avenue and at Claremont & Ulloa Streets. This motion was seconded by Member Ergina.

Ayes: Members Louie, Ergina, Muschi
Noes: None
Absent: Members Magnin, McFadden

8. Marshall Square Contract
This contract comes up for bid in June. Director Brady informed those present that we have had constant problems with the lessee to the point where the operator must bring in his receipts daily. Mrs. Brady explained that all lots and garages must be leased to an outside operator because the City cannot be in competition with private enterprise. It was pointed out that we need a better type of revenue control, possibly a ticket spitter. There is also the question of resurfacing. When the lot is put out to bid, the bidders can be asked to do that type of work and amortize their costs, but to bring the lot up to where it would really be functional would cost about $60,000. The income would not be sufficient to enable the operator to amortize this cost. It was suggested that the costs of resurfacing might possibly be paid out of the Off-Street Parking Fund, and the operator could pay for a ticket spitter and housing. Member Muschi asked what the rent was and was informed by Mr. Quan that it is 68% of the gross. Director Brady stated that we have a problem in that we don't know exactly what the gross is. Mr. Quan attempted to get the figures, but we do not feel they are actual figures. We are now grossing $77,000 per year; the lot has 111 stalls and 30 monthly parkers. We do not have any firm figures and no way to arrive at any.

It was suggested that at the next meeting a supplemental resolution be brought in whereby we would agree to resurface the lot. Member Louie asked Mr. Quan if we can come up with more firm figures for the next meeting, but Mr. Quan stated that there is no way this can be done since there are no cash register receipts, etc. This matter was put over for further discussion at the next meeting.

9. Resolution No. 668 - Requesting supplemental appropriation in the amount of $70,000 for revenue study and preliminary plans, soil investigation and report necessary for ballot proposal by Parking Authority to issue bonds for an off-street parking facility at Third and Clementina Streets, Yerba Buena Area
Director Brady explained that we plan to enter into a joint venture with the City and County of San Francisco to be the developers of a lot at Third and Clementina Streets in the Yerba Buena Area for a 750 car parking garage, and because of new legislation we will have to go to a vote of the people. These monies would be returned to the Off-Street Parking Fund out of the bond issue if it is passed. We feel that the public will vote for this issue. Member Muschi moved that this

resolution be adopted and the motion was seconded by Member Ergina.

Ayes: Members Ergina, Louie, Muschi
Noes: None
Absent: Members Magnin, McFadden

10. Letter from DPW concerning 1-hour time limit parking in the vicinity of 14th and Church Streets
After a short discussion this matter was put over to the next meeting.

11. Van Pools - Recommendations from DPW
At the last meeting Director Brady was asked to contact each garage asking them to give us their recommendations. We have received no response from any of the garages and presume that this means that we can go ahead with setting rates and provide spaces for van pools. Member Louie asked that a resolution be prepared for approval at the next meeting of the Parking Authority.

12. Discussion of Parking Authority budget
Director Brady explained that under the new FIRM-FAMIS system, with Proposition 13 each department including ours has been asked to prepare a budget at base and three incremental add-ons. Miss Viola Delk explained the base budget calendared on 1978/79 estimated figures including supplementals or transfers. Member Louie asked Mrs. Brady's recommendations. She asked for approval of the budget as prepared, and felt that we will undoubtedly be allowed 100%. The budget was so approved.

13. Unfinished Business - None

14. New Business
Director Brady received notification from Institutional & Municipal Parking Congress of meeting in Hollywood, Florida, April 8 to 11 and stated that she would like permission to attend. Member Muschi moved that a supplemental resolution be drawn up requesting approximately $720 for this trip, seconded by Member Ergina.

Ayes: Members Ergina, Louie, Muschi
Noes: None
Absent: Members Magnin, McFadden

15. Public Discussion of Agenda Matters - None

16. Adjournment
There being no further business, Member Louie adjourned the meeting at 2:05 PM.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

~~GEORGE R. MOSCONE, Mayor~~
Dianne Feinstein, Mayor

Meeting Report - 414th Regular Meeting

Thursday, March 15, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street, Sixth Floor
San Francisco CA 94102

MAY 14 1979

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PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Francis H. Louie
Dr. Michael J. McFadden
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
S.E. Onorato, Portsmouth Square Garage, 733 Kearny St., SF
Harding Leong, Portsmouth Square Garage, 733 Kearny St., SF
Ernie Yates, Teamster's 665, 480 Valencia St., SF
Gail Bloom, Dept. of City Planning, 100 Larkin St., SF
Mike Quan, DPW, 460 McAllister St., SF

Chairman Magnin called the meeting to order at 1:30 PM. He welcome our new Member, Dr. Amancio G. Ergina, stating that he trusts Dr. Ergina will enjoy his membership and find it challenging.

1. Roll Call indicated a quorum present, Dr. McFadden being the only member absent.

2. Adoption of Minutes
The Minutes of the 413th Regular Meeting held February 15, 1979 were adopted as submitted.

3. and 4. Communications and Director's Report
Director Brady stated that we had received a request from Supervisor Quentin Kopp indicating that there should be special provisions for automobiles with "disabled" plates. Mrs. Brady stated that since we have spaces for handicapped adjacent to buildings, we would not want to change rates at garages since they are so inexpensive already. The members agreed, and Supervisor Kopp will be so advised.

Director Brady advised the Members of the death of Mrs. Edward Keil and informed them that a card was sent to Mr. Keil from the Members and herself.

Mrs. Brady reported that the Immigration Department is planning to move to 1625 Van Ness Avenue and she asked Traffic Engineering to take a quick survey of that area. Eighteen to nineteen hundred people per day use the services of the Immigration Department and 85% travel in automobiles. We are working with the Polk Street Merchants, who are in opposition to this move. The Immigration Dept. would mandate

a minimum of 200 more spaces in that area. The Parking Authority is just completing a survey of the Polk Street area and will ask the Board for permission to provide 210 new on-street parking spaces. If the Immigration Dept. were to come in, our expenditure of half a million dollars would be a complete waste. This matter has been heard by the Board of Permit Appeals and is now being brought to the full Board.

Mrs. Brady reported that she had had a couple of meetings with City Attorney George Agnost at the request of Supervisor Kopp, who wanted to know if there were any possibility of someone taking over the bonds of the non-profit corporations with the money going to the City. Mr. Agnost feels there is no answer.

At this point Dr. McFadden joined the meeting.

5. Report of Legal Counsel - None

6. Resolution No. 662 regarding Van Pools

Gail Bloom from City Planning brought in a resolution regarding van pools which she requested be substituted for resolution No. 662 drawn up by the Parking Authority. This resolution stated that "bonafide van pools shall be identified as commute vans provided by RIDES for Bay Area Commuters, Inc. or the Golden Gate Vanpool Project or any other van used for commute purposes containing a minimum of eight regular members and that such other vanpool shall be certified by RIDES for Bay Area Commuters, Inc. and shall be identified by a decal provided by RIDES." The City Attorney has indicated that inasmuch as we do not permit monthly and/or all-day parking, these would have to be vanpools designated by a Transportation Broker and/or a Transportation Service. We would then be servicing another governmental agency rather than individual persons. We could not accommodate private vanpools. Chairman Magnin observed that we would have to set aside a definite number of spaces. At present there are no more than possibly two vanpools to be accommodated in any garages. This is really a transportation problem rather than a parking problem. We are considering the resolution because we were so mandated by the Board of Supervisors in answer to a request received by them from City Planning to provide such spaces.

Chairman Magnin asked that this be put over and we try to marry the first resolution with Miss Bloom's resolution.

Dr. McFadden asked whether there was any opposition to this. Mr. Sol Onorato of Portsmouth Square stated that although he is not in direct opposition, X number of spaces would have to be allotted in the facilities rather than on the street and that this would be a hazard. In addition, Portsmouth Square has 133 monthly parkers and must reduce this number to 100, which will take some time. He stated that this becomeshighly discriminatory and asked who will defend the non-profit corporations in lawsuits. He feels that there will be many lawsuits if we charge a 50% rate to one unit and not another. The city will have to defend and hold harmless the non-profit corporations, and he strongly advises that the City take this matter under consideration. He stated that CalTrans has numerous areas below ramps they could make available and that the garage in the Terminal Building is ideally suited for this - nothing could be better because the area is strategically located near streetcars and buses, and garages would not have to be converted. He said that inside the garages it would be almost impossible to open and close the doors on the

vans. In a self-park facility no spaces are ever reserved, not even for monthly parkers; it is a strictly first-come, first-served basis.

Chairman Magnin stated that Mr. Onorato's suggestions were well taken and asked that Mrs. Brady review this matter, but that we are mandated by the Board of Supervisors.

Miss Bloom of City Planning advised those present that the vanpools are 80" wide and innumerated various makes of automobiles which are just as wide and as long as the vanpools. This matter was again put over to the next meeting pending further investigation.

7., 8., 9. Rate Adjustment at Portsmouth Square Garage, Union Square and Japanese Cultural Center

Union Square is not under the Parking Authority but under Rec. & Park. However, the Parking Authority advises inasmuch as the Union Square contract is still very new, there should not be a change in the rates at this time.

As to Japan Center and Portsmouth Square, there seems to be no answer. When the rates at Golden Gateway were increased they were brought up to almost private rates, and although people complained, they continue to park. The facility is still filled at 9:00 or 9:30 in the morning. We would like to resolve the problem of how to arrive at short-term parking.

Chairman Magnin indicated he had received a communication from Supervisor Molinari in response to a complaint from an attorney in an adjoining Golden Gateway building about the increase in the 8 hour rate, citing the President's 7% guideline. In his letter Mr. Magnin replied that if it is found by the City Attorney to be relevant and germane, we would drop the rates back to a 7% increase although this is counterproductive. He also stated that the garages were always intended for short-term parkers, including clients of attorneys. It was found that monthly parkers were content to pay the daily rate.

Director Brady stated that a deterrent might be Mr. Onorato's suggestion that we go on a half-hour basis, accumulating each 1/2 hour and keep accumulating after 8 hours. Mr. Onorato suggested that we seriously look at the 1/2 hour rate since some facilities have gone into 20 minute segments. 1-1/2 hours at 35¢ per half hour would come to only $1.05, 50¢ per half hour would $1.50 and 75¢ per half hour would be $2.25. The rates have not increased commensurate with actual increases of operating costs: light and power used to cost $600 to $700 per month, now costs $2,200. Mr. Richard Guynn of Sutter-Stockton stated that the President and Vice-President of the Board were against the 1/2 hour rate, but personally sees nothing wrong with it.

Mr. Onorato stated that the average shopping time is somewhere between 3 and 3-1/2 hours and that he is getting more long-term parkers since the increase at Golden Gateway.

Chairman Magnin agreed that the old rate system is counterproductive and if the City Attorney holds that we are in violation of Federal guidelines we had better take a look at this whole structure.

Mr. Guynn stated that actually it is possible to park for 8 hours for only $2.70 by

removing the vehicle for a lunch break thereby parking 4 hours in the morning for $1.35, then returning after lunch and parking for another 4 hours for another $1.35. Chairman Magnin agreed that we have a problem in that we have always been lagging and that we have been lagging with our eyes open. We must remove the long-term parkers who penalize the short-term parkers. Mr. Onorato feels that 35¢ per half hour progressing to 9 hours and then to a maximum of 24 hours at $6.50, which is the rate set at Golden Gateway, would not appear mercenary. He also feels that a unfiform increase would be the best way and the least argumentative on the part of the public. Mike Quan said thisstill requires further analysis. Chairman Magnin asked Mr. Quan to work on this with Director Brady.

Mr. Onorato informed the members that during the week approximately 1600 cars per day use the Portsmouth Square Garage, and on weekends and holidays they average approximately 2100 - 2200 with no all-day parkers.

10. Unfinished Business

Marshall Square Parking Plaza

Director Brady informed the members that the Marshall Square lease will expire June 30 and the facility will, therefore, be going out to bid. At the last meeting there was a discussion regarding improvements that needed to be taken care of at this lot. The Real Estate Department has suggested a chain-link fence be installed, the lot resurfaced, new wheelblocks, new lighting, landscaping and a new ticket booth be installed, among other improvements. Director Brady requested permission from the Authority to issue bid documents with these inclusions. Permission was so granted with the following stipulation. Mr. Magnin stated that it was suggested to him that the City Attorney incorporate in the bid document the fact that the bid is predicated on a particular rate structure. Director Brady stated that the rates at Marshall Square in the bid document will conform with Civic Center Plaza since the two are in such close proximity. The members so moved.

George Peabody School and Marina District Garage

We have been advised by DPW that at Peabody we can build a structure at street level with the play area located on top at an estimated cost of approximately $525,000, gaining about 45 parking spaces.

We have also been informed that two levels can be added at the Marina facility at an estimated cost of approximately $325,000, gaining about 32 parking spaces.

Director Brady requested permission from the Authority to go to public hearings in the neighborhoods regarding these two facilities. Member Muschi moved that permission be granted, seconded by Member Louie.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None

Sutter-Stockton Expansion

Director Brady stated that the proponents of the expansion met with the Mayor, who indicated that she might possibly favor such expansion but would not approve it without 270 additional housing units in that area. The Mayor suggested that they work with Mr. Rudy Nothenberg. The Parking Authority has been requested to provide $200,000 for a feasibility study. The request has been sent to Mr. Nothenberg for indication of whether or not this supplemental is reasonable at this time.

11. New Business

Quarterly Report

The second quarterly report was presented to the Parking Authority for approval. Member Muschi moved, seconded by Member McFadden, that the second quarterly report be adopted as presented.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None

12. Public Discussion of Agenda Matters - None

13. Adjournment

There being no further business, Chairman Magnin adjourned the meeting at 2:10 pm.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

[redacted]
DIANNE FEINSTEIN, Mayor

Meeting Report - 415th Regular Meeting

JUN 19 1979
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Thursday, April 19, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Francis H. Louie
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, Portsmouth Square Garage, SF
Harding Leong, Portsmouth Square Garage, SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Albert Petteruti, System Parking, 555 Kearny St., SF
D.H. Cameron, System Parking, 555 Kearny St., SF
M. Gudemann, League of Women Voters, SF
Judith Mitchell, Legal Assistance for the Elderly, 944 Market
Bruce Reder, Legal Assistance for the Elderly, 944 Market, SF
Sue Lee, Chinatown Neighborhood Improvement Resource Center, 615 Grant Ave., SF
David Sokoloff, SHB & HD Architects, 244 Kearny St., SF
Mildred B. Gan, W & J Sloane, Inc., 216 Sutter St., SF
Gail Bloom, Dept. of City Planning, 100 Larkin St., SF
Carol Sugarman, Dept. of City Planning, 100 Larkin St., SF
Michael J. Nugent, Japan Center Parking, 1660 Geary Blvd.,SF
Jim Potter, NM Senior Service Center, 333 Turk St., SF
Allen F. Tong, Japan Center Parking, 1660 Geary Blvd., SF
Peter Nardoza, Mayor's Office, City Hall, SF
William E. Stein, Sutter-Stockton Garage, Belvedere, CA
Mark O. Rand, DPW-Traffic Engineering, 460 McAllister St., SF

ABSENT: Dr. Michael J. McFadden, Member

Chairman Magnin called the meeting to order at 1:30 PM.

1. Roll Call indicated a quorum present, Dr. McFadden being the only member absent.

2. Adoption of Minutes
The minutes of the 414th Regular Meeting held March 15, 1979 were adopted as submitted.

[redacted]

3. and 4. Communications and Director's Report

Director Brady reported that a request had been received from the Department of Public Works for $754,125 for additional meters to accomplish on-street programs plus replacements. She stated that she had spoken to district merchants and believes that at this time they feel that elimination of pennies may not be too bad.

The Director reported that Orrick, Herrington, Rowley & Sutcliffe, the attorneys for the Performing Arts Center Garage, filed notice to dismiss the appeal of the Pride Foundation and had been advised that it should be settled by April 23, at which time we may proceed with the garage.

Mrs. Brady reported that drawings had been received for the double decking of Mission-Bartlett and this matter will now go to public hearing. We will then be able to go to the Board. Public hearing has been held regarding the Marina double decking and received no opposition. This matter is ready to go to the Board of Supervisors, but it is felt that the Marina facility should be delayed until we have Mission-Bartlett because it was promised before Marina and we would be subject to severe criticism from people in the Mission.

A notice was received from J. Edward Fleishell of San Franciscans for a Cleaner City stating that he has litter bags which are available from Chevron in the event garages would like to be supplied with them. Mr. Onorato stated that they already buy them.

5. Report of Legal Counsel - None

6. Resolution No. 678 - Requesting Supplemental Appropriation for Preliminary EIR re Sutter-Stockton Expansion

Director Brady read a letter from Mayor Feinstein in which she stated that she will not consider an appropriation until we have been guaranteed on-site replacement housing in similar amounts and at similar price ranges, have been guaranteed replacement opportunities for street level shopping on Sutter, Stockton and Bush Streets and have a good faith commitment for additional housing to be constructed by the corporation which could, however, be off-site but in the general vicinity: "If we were to receive a written agreement from the San Francisco Uptown Parking Corporation embodying these conditions, I will then consider a Supplemental Appropriation for an amount sufficient to the Environmental Impact Report.

"Any further comments on the project would then be held pending the publication of the EIR."

The Parking Authority has prepared a resolution requesting a supplemental appropriation for preliminary draft EIR to determine the feasibility of the expansion of the Sutter-Stockton Off-Street Public Parking Facility.

Chairman Magnin stated that he had received a letter dated April 17 from Sutter-Stockton responding to the Mayor's letter, indicating their agreement to the Mayor's letter. However, Peter Nardoza of the Mayor's office, did not consider the Sutter-Stockton letter a formal agreement to the items indicated. He felt that the Mayor would not agree to going ahead until she had received a definite formal agreement as to on-site housing in the same number and in the same price range.

Director Brady read the letter received from Sutter-Stockton in which they indicated

they had already interviewed a firm to do the EIR and that they had already committed funds. Also that the estimated cost would be approximately $45,000. Mrs. Brady indicated that no permission had been given to expend funds; Chairman Magnin agreed.

Chairman Magnin then called on people who wished to apeak in support of or in opposition to the expansion, indicating that numerous letters had been received in opposition to it. He indicated he had received a letter from Supervisor Lau opposing the appropriation of funds. Mrs. Brady read the names of all the people who had written in opposition:

Stephen Pazin, 131 Pixley St., SF 94123
Ed J. Polk, Executive Director, Children's Rights Group, 693 Mission St., Suite 500, SF
Gordon J. Lau, Board of Supervisors, City Hall, SF 94102
Art Agnos, Assembly, California Legislature, 1064 State Bldg., 350 McAllister St. SF 94102
Orah I. Young, Project Director, Legal Assistance to the Elderly Project, 944 Market St., Room 803, SF 94102
Jeff Brown, Public Defender, Hall of Justice, 850 Bryant St., Room 205, SF 94103
Anni Chung, Project Director, Senior Employment & Training, Self Help for the Elderly, 1537 Pacific Ave., SF 94109
Peter P. Mendolsohn, President, Tenents & Owners Development Corp., 177 Jessie St., SF 94105
John Elberling, Director, Tenents & Owners Development Corp., 177 Jessie St., SF 94105
Karil Daniels, 2477 Folsom St., SF 94110
Alda and Henry L. Pineda, 316 Chestnut St., SF 94133
Mrs. Clare V. Reynolds, 1546 25th Ave., SF 94122
Tip Hillan, Western Addition Neighborhood Assoc., 2223 Sutter St., SF 94115
Mimi M. Manning, 290 Page St., SF 94102
Anabel O. Pelham, Coordinator, Applied Gerontology Certificate Program, San Francisco State University, 1600 Holloway Ave., SF 94132
Jim Patten, Acting Director, North of Market Senior Service Center, 333 Turk St., SF 94102
Beverly Toyu, 330 Fell St., SF 94102
Victor Honig, CPA, 88 First St., SF 94105
Ralph B. Elias, PO Box 4637, SF 94101
Louise Fairbairn, 1617 Pine St., SF 94109
Marc Tosca, 1945 Clay St. #4, SF 94109
Rev. Edward L. Peet, President, California Legislative Council for Older Americans, 330 Ellis St., SF 94102
Margaret M. Gill, 680 Sutter St. #304, SF 94102
B. Jaeger, 1259 Church St., SF 94114
Dora Fraschina, 2656 Lyon St., SF 94123
Patricia Coleman, 47 Landers St., SF 94114
Ira Okun, Executive Director, Family Service Agency of SF, 1010 Gough St., 94109
Neela Campbell, 1135 Bush St., SF 94109
Paul Albert, Attorney at Law, 294 Page St., SF 94102
John A. Doggett, II, 93 28th St., SF
John W. Keker, Law Offices Keker & Brockett, 832 Sansome St., SF 94111
Ilene M. Goodman, PO Box 53, Shingle Springs, CA 95682
Hilda Cloud, Convenor, Gray Panthers of SF, 944 Market St., SF 94102
Arthur W. Simon, Attorney at Law, 294 Page St., SF 94102

Carol Jauch, Coordinator, Single Parent Resource Center, 3896 24th St., SF 94114
Herbert D. Kosovitz, Architect AIA, 340 Chestnust St., SF 94133
David Vogel, Chairman, Nob Hill Neighbors, PO Box 1497, SF 94101
John D. Dolan, 340 Chestnut St., SF 94133
Michael Louie, Co-Chairperson, Chinatown Trip, 615 Grant Ave., SF 94133
Sam Yee, Chairperson, Chinatown Coalition for Better Housing, 615 Grant Ave., SF 94108
H.P. Bill Wright, President, Judah Street Merchants and Property Owners Assoc., PO Box 22339, SF 94122
Marie-Louise Ansak, Executive Director, On Lok, Senior Health Services, 1490 Mason St., SF 94133
Del R. Ross, President, Marina Merchants Assn., 2000 Chestnut St., SF 94123
Petitions from 427 Stockton Street Apartments signed by 42 residents
Petitions from 417 Stockton Street Apartments signed by 23 residents

Mr. Newman of Keil, Connolly & Barbieri, stated that they have a commitment to the Mayor for the on-site and off-site housing that she has requested, and they have agreed to meet with the City Attorney to reach an agreement. Mr. James Patton, Acting Director of North of Market Senior Services Center questioned whether the replacement housing rental costs would be in line with what the people can afford. He stated that for the elderly, medically needy and handicapped people living in that area displacement would mean they would have to move to areas like the Tenderloin. They live at the Navarre Hotel because it is within their means, it is a protected environment and he feels that promises are easily made but difficult to carry out. He recalled that promises were made by Hastings Law School; and EIR was made, property was torn down and replaced with income property, but they did not replace the property for the senior citizens in the area.

There is very grave concern about what happens to the people who are dislaced at the time the building is going on. These people will have no place to go and will become refugees, because there is no safe place for them to reside. He asked why people move to the Tenderloin, answering because they get displaced and cannot afford to live anyplace else. The Navarre is preferred to another section of the City that might have a higher crime rate. He stressed that senior citizens and the disabled should not be placed in an area with a higher crime rate and made to believe that they are receiving housing.

Member Muschi remarked that the Mayor has asked for a definite agreement and she will not sign anything she does not agree to. No one will force anything on you that you don't want to accept.

Director Brady suggested that when Mr. Newman and other persons meet to draw up the agreement, that the paragraph in the Sutter-Stockton letter be looked at wherein it is stated that they expect compensation. There was no authorization from this Authority or anyone else for expenditure of any money. Chairman Magnin stated that he had overlooked this paragraph and it is indeed a significant one. Whether or not reimbursement is made is one thing, but the Authority cannot be committed. Mr. Newman stated that the corporation proposed to expend funds that it has in unencumbered funds in connection with the feasibility study. Chairman Magnin asked whether reimbursement of the entire $200,000 was expected to which Mr. Newman replied in the affirmative.

Mr. Phil Chin of Assemblyman Art Agnos' office referred to Mr. Agnos' letter in opposition to the expansion. He stated that Assemblyman Agnos is opposed to the construction of the garage because it will involve displacement of elderly and handicapped, and cause them great hardship. He suggested that $200,000 would be better spent for a number of other uses: $185,000 would enable the Muni to put two additional buses into service 8 hours a day anywhere in the city; $200,000 would enable Self Help for the Elderly to serve 100,000 meals for the elderly; a child care center could operate for one and a half years; the Gray Panthers could operate for 5 years, etc. Assemblyman Agnos urges that the members of this Authority not approve this request for approximately $200,000.

There was also opposition from Self Help for the Elderly, Chinatown Neighborhood Resources Center, Chinatown Trip and others.

Chairman Magnin then stated that the garage corporation is entitled to consideration of their request at the very least. Therefore, he will hold this matter over until such time as Mrs. Brady is advised that there is an agreement in a form acceptable to the Mayor and garage corporation. Mr. Keil's office agreed.

7. Resolution No. 662 - Vanpools

Mrs. Brady informed those present that the resolution with regard to vanpools had been updated in accordance with the request from Gail Bloom of the City Planning Department.

Mr. Onorato again objected to this resolution, stating that the vans are required by law to have side-view mirrors extending 9" on each side, which makes them too wide for the stalls since this makes them 1-1/2 feet wider than automobiles. He stated that he has done considerable research and has found that CalTrans leases property all over the City. The buses coming in from Marin lease a whole block on Folsom; they have a pre-arranged corner where they pick up commuters. He objected to the 50% rate, stating that "a city garage is a city garage" and all people should be charged the same rate, because the city will be subject to discrimination suits.

Mr. Tobias Kaye, Director of Rides, handed out a brochure. He stated that each vanpool eliminates a net of seven automobiles from morning and evening rush hour traffic, which makes a very great difference to commuters. Vanpools travel a 75 mile round trip and contribute significantly to energy conservation. They have eliminated approximately 200 cars per day within the first year of operation. Mr. Kaye is asking this Authority to permit a select and limited number of vehicles, probably ten, in the first year. He is asking the Parking Authority to take a second look at this matter.

Mr. Onorato again voiced his objections stating that we are trying to eliminate monthly parking or anything that stays all day and vanpools will prevent shoppers from coming into the area. A great deal of time is spent trying to devise rates that will keep the people moving. Parking vanpools at 50% of cost would be usurping space and would lose five times the average ticket income. We are committed to the policy of eliminating long-term parking.

Director Brady stated that she had learned at the IMPC conference she attended, that Seattle provides reserved metered spaces for vanpools, and asked whether anyone had considered such a situation here where vanpools could be parked adjacent to the terminus of people coming in. Mr. Kaye said he was more than willing to discuss this with the Parking Authority at any time. However, vanpools are growing at the rate of ten a month and this will not serve their needs forever.

Gail Bloom of City Planning stated that the vanpools are not more than 80" wide. CalTrans has a vanpool contract effective February 1 of this year. They pick up and deliver riders in front of their work places rather than the lots.

Chairman Magnin asked if there was any further discussion. There being no further discussion, he asked for a motion on Resolution No. 662. No one moved this resolution.

Chairman Magnin told those present that he is in complete sympathy with the parking of vanpools contrary to the fact that they are counterproductive inasmuch as we are attempting to implement turnover parking. Silo parking is not the reason the garages were built; they are not for all-day parkers.

8. Amendment to Proposed Transportation Commission

Director Brady drafted a letter to Supervisor Molinari, but stated that it would not be sent without permission and consent of the Members. The proposal has two items which should be eliminated. One has to do with new facilities, all of which would have to be approved by the Transportation Commission before any action could be taken. At the present time all new proposals come from the Parking Authority or Board of Supervisors, and before the Parking Authority can consider them it must consult with Traffic Engineering, the Real Estate Department and the Controller. Then it must go to the Planning Commission and Art Commission; it then goes to the Finance Committee and then to the Board. The extra move into the Transportation Commission does not seem feasible.

The other item to be removed concerns rates for parking which would be set by the Transportation Commission. The proposal indicates taking Traffic Engineering into the Transportation Commission and, obviously, any rate changes would have to be sent to the Traffic Engineer, which would be part of the Transportation Commission. The two items are redundant and not necessary. Therefore, permission is requested to send the letter as drafted.

Member Muschi so moved, seconded by Member Louie. The vote in favor was unanimous.

9. Rate Adjustment at Portsmouth Square

Chairman Magnin stated that $6 for 8 hours has moved all-day parkers into Portsmouth Square. He said that rate adjustments are not timed to generate additional revenue as most garages are self-sustaining and have surpluses.

Mark Rand, Traffic Engineering, stated that rate adjustments for long-term parkers have not worked. Portsmouth has approximately 133 monthly parkers, which is 26% or 1/4th of the garage used by monthly parkers. Perhaps we should send letters to monthly parkers stating that we must drastically reduce monthlies and, therefore, we are accepting no more monthly parkers. Mr. Rand also suggested the elimination of free parking with purchases of petroleum or services. He suggested that the rates for the first three hours remain the same. He recommends 4 hours @ $2.50, 5 hours @ $4.75, 6 or more hours @ $7.00.

Mr. Onorato brought up the 1/2 hour rate, stating that they do extend 6 minutes overtime. Regarding the cancellation of monthlies, he stated that some people have been parking for over ten years. He stated that last month they reduced six monthlies. He asked that it be made a part of the minutes that when they get below 100 they will continue to reduce.

Chairman Magnin asked whether they are legally obligated by the lease to accommodate 100 monthly parkers. Mr. Onorato stated they are "permitted" by the lease, not "obligated". Mr. Rand stated that if the rates were raised to $120 a month, they would still park. Chairman Magnin stated that there is no strict obligation to maintain monthly parkers; 26% is too much unless we have some legal obligation to maintain them. He asked that Mrs. Brady get a consensus as to rate structures so that a resolution can be drafted merely leaving open the question of monthly parkers. He asked that we think over the rate structures according to various suggestions and come back with a recommendation in resolution form.

10. Rate Adjustment at Japanese Cultural Center

Director Brady informed the Members that the Pacific Medical Center has requested monthly rental of 100 stalls. This is the only garage that is under-utilized. DPW has indicated that we can accommodate 100 cars on the lower level at the rate of $35 per month payable in advance. This is to be a temporary arrangement. Permission for rental of the stalls by Pacific Medical Center was granted.

11. Rate Adjustment at Sutter-Stockton

Again, it was requested by Mr. Magnin that this matter be looked over with Traffic Engineering and held over to the next meeting when we can come back with a recommendation in resolution form.

12. Resolution No. 677 - Approving and Adopting Marshall Square Parking Plaza Legal Documents; Recommending Authorization to Lease

After a short discussion it was moved by Member Louie and seconded by Member Muschi that this resolution be adopted.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: Member McFadden

13. Resolution No. 673 - Appointing Lucy Clancy Secretary of the Parking Authority effective July 1, 1979

It was brought out by Chairman Magnin that when bonds for the Performing Arts Center Garage are issued, they must be hand-signed by the Secretary of the Parking Authority and we do not have one. It was, therefore, moved by Member Muschi and seconded by Member Louie that this resolution be adopted.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: Member McFadden

14. Resolution No. 674 - Requesting $3,487 from Off-Street Parking Fund for Position Reclassification effective July 1, 1979

Director Brady pointed out that we could not include this item in our budget. We were advised by the Mayor's office to place this item in a supplemental. It was moved by Member Louie, seconded by Member Muschi to adopt this resolution.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: Member McFadden

15. Resolution No. 675 - Appointing Viola Delk Confidential Secretary to the Director of the Parking Authority effective July 1, 1979

16. Resolution No. 676 - Requesting $3,770 from Off-Street Parking Fund for Position Reclassification effective July 1, 1979

Chairman Magnin stated that since these two items are personnel matters, they be held over for Executive Session next month. All present agreed.

17. Adoption of Third Quarterly Report

On motion by Member Muschi, seconded by Member Louie, the third quarterly report was unanimously adopted as presented.

18. Unfinished Business - None

19. New Business

The item did not appear on the agenda; however, Mrs. Brady informed the members that we have received a letter from the Mayor's office asking us to transfer $500,000 of the Off-Street Parking Fund to the General Fund. Chairman Magnin indicated that since this item was not on calendar and felt that it requires public notice, it was put over to the May meeting.

20. Public Discussion of Agenda Matters

It was suggested by DPW that we try an experiment by closing Sutter-Stockton in the morning from 5:30 to 9:30 AM in an effort to reduce long-term parkers. Director Brady asked Mr. Guynn how he felt about this and he replied that he did not know what to say. Mr. Albert Petteruti felt that this would add to the existing problems. Mr. Guynn wanted to hear more discussion. Chairman Magnin stated that his reaction was "no", because it would increase stacking at other garages. Director Brady felt that this would cause difficulties because we are permitted to suggest rates but not interfere with management. Mr. Guynn felt that rates could be adjusted once a year according to inflation and salaries. This matter is to be given further consideration by Director Brady, Traffic Engineering and Mr. Guynn and discussed further at the next Parking Authority meeting.

21. Adjournment

There being no further discussion, Chairman Magnin adjourned the meeting at 3:05 PM.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

~~GEORGE R. MOSCONE, Mayor~~
Dianne Feinstein, Mayor

Meeting Report - 416th Regular Meeting

JUL 16 1979
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Thursday, May 17, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

The Parking Authority held an executive session at 1:15 PM with regard to personnel. Present were Members Magnin, Louie and Muschi.

PRESENT:

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Francis H. Louie
Dr. Michael J. McFadden
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, Portsmouth Square Garage, 733 Kearny St., SF
Harding Leong, Portsmouth Square Garage, 733 Kearny St., SF
Albert Petteruti, System Park, 555 Kearny St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Allen F. Tong, Japan Center, 1660 Geary St., SF
Michael J. Nugent, Japan Center Parking, 1660 Geary St., SF
Ernie Yates, Teamsters, 480 Valencia St., SF

ABSENT: None

Chairman Magnin called the Regular Meeting to order at 1:35 PM.

1. Roll Call indicated all members present.

2. Adoption of Minutes
The minutes of the 415th Regular Meeting were adopted as presented.

3. Communications
Director Brady read a letter dated April 20, 1979 to Mr. Paul Newman of Keil, Connolly & Barbieri from Assemblyman Art Agnos regarding his opposition to the Sutter-Stockton expansion.

Mrs. Brady also introduced a letter dated May 4, 1979 received from James Clark Brown, President, Commission on the Aging, which was also in opposition to the Sutter-Stockton expansion.

There was also a letter dated April 26, 1979 from Richard I. Hiscocks of Orrick, Herrington, Rowley & Sutcliffe, advising that the appeal of the Pride Foundation

with regard to the Performing Arts Garage has been thrown out of court. However, Director Brady noted that they can still go to the Supreme Court. It is our understanding from the Redevelopment Agency that they will definitely vote to remove the Pride Foundation from the premises and then vote for demolition.

5. Report of Director

Director Brady reported that at the public hearing there was overwhelming opposition to the proposed parking lot under the Peabody School playground; therefore, the plan will be abandoned.

With regard to the double decking of the Marina public parking facility, Director Brady reported that there was no opposition at the public hearing; the people only wanted to know "when".

Director Brady stated that there will be public hearings next week with regard to Mission-Bartlett, Polk Street from Geary to California, North Beach and Polk Street from California to Broadway.

6. Resolution No. 681 - Amending Public Parking Rates and Charges at Portsmouth Square Public Parking Facility

After review of this resolution, Chairman Magnin called for discussion, at which time Mr. Onorato stated that he had met with Traffic Engineering and it was their insistent suggestion that in order to cut down and remove monthly parkers to possibly 50, the monthly rate be set at $120. Mr. Onorato objected to this rate. After some discussion Member Muschi proposed a monthly rate of $80 plus tax, which was agreeable to all concerned. Member Muschi moved, seconded by Member McFadden, that resolution No. 681 be adopted with the amended monthly rate of $80 plus tax.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

7. Resolution No. 683 - Amending Public Parking Rates and Charges at Japanese Cultural and Trade Center Public Parking Facility and Approving Rental of 100 Stalls to Pacific Medical Center

Director Brady reviewed this resolution for the benefit of those present, including the fact that this garage is the only one that does not operate to full capacity. Pacific Medical Center has petitioned this Authority to rent 100 stalls, based on a one year agreement. Traffic Engineering, the Real Estate Department and the Controller agreed that Pacific Medical Center could rent these stalls at the rate of $35.00 per month, payable in advance. Chairman Magnin asked for discussion. There being none Member McFadden moved, seconded by Member Muschi that resolution No. 683 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

8. Resolution No. 680 - Recommending and Requesting Board of Supervisors to Appropriate the sum of $325,000 from Off-Street Parking Fund for Double Decking of Marina Public Parking Facility

Director Brady reviewed this resolution and stated that at the public hearing there was no opposition to this plan, therefore, it will be sent to the Planning Commission for conformance with the Master Plan.

The question arose as to whether this facility should be kept open all night in order to bring in added revenue and to accommodate people wishing to use the facility at night. After a short discussion Chairman Magnin asked Mrs. Brady to look into the matter of leasing this facility out at night. There being no further discussion Member Muschi moved, seconded by Member McFadden, that resolution No. 680 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

9. Resolution No. 679 - Requesting Board of Supervisors to Appropriate $754,125 from the Off-Street Parking Fund for the Purchase of 7,000 Parking Meters

Director Brady reviewed this resolution for the benefit of those present, stating that we had been petitioned by the Director of Public Works to use funds from the Off-Street Parking Fund to purchase 7,000 parking meters and provide for carts, receptacles and installation costs. There being no discussion, Member Louie moved, seconded by Member Muschi that resolution No. 679 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

10. Resolution No. 682 - Finding of the Parking Authority that $500,000 of the Off-Street Parking Fund can be Deferred from Capital Improvements after Making Provisions for Requirement in Section 213 of the Traffic Code and Approving Transfer of $500,000 to General Fund for Traffic Regulation and Control

Director Brady informed the Members that at the present time we can give this money to the general fund because we will have money returned to us when Yerba Buena bonds are sold and we will have sufficient funds from meter revenue to complete pending projects. It was moved by Member Muschi and seconded by Member Louie that resolution No. 682 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

11. Approval of Payment of $2,072.14 for services rendered by Orrick, Herrington, Rowley & Sutcliffe October 1 to December 31, 1978 re Pride Foundation Suit

Director Brady stated that the appropriation has been made with the understanding that the attorneys representing the City in the suit against the Performing Arts Garage will present their bills. This is merely a payment from that fund. Upon questioning, Director Brady explained that the City Attorney suggested outside counsel for this service. The vote was unanimously in favor of paying the amount of $2,072.14 for services rendered.

12. Change in Parking Law of 1949, Sec. 32804

Director Brady reported that in a number of meetings she has attended in other parts of the country there are garage facilities built with commercial spaces on the entire ground floor. However, the Parking Law in California states that only 25% of the ground floor space may be used for commercial purposes. She is, therefore, asking the approval of the Parking Authority to send a letter to the Mayor requesting

a change in the Parking Law of 1949, since the Authority will be constructing garages in the Yerba Buena area and we would be able to provide more than 25% of the ground level for commercial use with parking above. Member Louie moved, seconded by Member McFadden, that Director Brady be given permission to write to Mayor Feinstein in this regard. The vote was five to zero in favor.

13. Resolution No. 684 - Resolution Permitting Garages Under Parking Authority Jurisdiction to Set Aside Special Spaces and Recommending Special Rates for Vanpools (per letter from Mayor)

Director Brady stated that Chairman Magnin had received a letter from Mayor Feinstein stating that she was requesting the Parking Authority to reconsider day-long cut-rate parking for vanpools. Mrs. Brady informed the members that she had checked the legality of reduced rates for vanpools with Mr. Robert Kenealey of the City Attorney's Office and was informed that there would be no legal problems since this reduction was for the definite purpose of reducing congestion by transporting people. Member Muschi moved this resolution. There was no second.

Chairman Magnin stated that the parking situation is in a state of flux due to emergencies and shortages which may or may not be permanent and he recognized for the first time this morning the really dynamic difference in traffic. He stated he felt he could live with this resolution, but would like to strike the 50% reduction in the posted rate. He felt that it was not fair to raise rates in order to reduce the number of monthly parkers and then give preferential rates to vanpools. Mr. Onorato showed strong opposition to the resolution. However, Charna Staten of Rides for Bay Area Commuters and Peter Nardoza of the Mayor's Office asked that the resolution be adopted at least on a trial basis.

Chairman Magnin called for a motion. Dr. McFadden moved, seconded by Member Muschi, that resolution No. 684 be adopted, striking the 50% reduction.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

14. Draft Proposal for the Modification of the Planned Parking Structure on Bartlett Street between 21st and 22nd Streets

Director Brady informed those present that La Raza has proposed, if reasonable and feasible, that after double decking of Mission-Bartlett, air rights be leased to them so that they can put housing over the structure. Chairman Magnin stated that this had been considered years ago, drawings had been made, but nothing ever happened. Since this proposal will not delay the double decking of Mission-Bartlett, but will only require stronger foundations which hold the added weight of the housing, there was no objection by the Parking Authority.

15. Unfinished Business

Director Brady informed Members Ergina and McFadden that an Executive Session was held prior to the Regular Meeting to consider the appointment of Viola Delk as Confidential Secretary to the Director of the Parking Authority. Mrs. Brady explained that Miss Delk performs dual duties in that she does all the bookkeeping for the office and also some of the secretarial duties. She stated that Civil Service has no classification that would accommodate this type of position. It was

their recommendation that this reclassification be accomplished by resolutions through the Board of Supervisors. Mrs. Brady asked the Authority's approval of these resolutions. Member Louie moved, seconded by Member Muschi that resolutions Nos. 675 and 676 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

16. New Business - None

17. Public Discussion of Agenda Matters - None

18. Adjournment
There being no further business the meeting was adjourned at 2:35 PM.

Respectfully submitted,

Margaret L. Brady
Director

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET . ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

~~GEORGE R. MOSCONE, Mayor~~
Dianne Feinstein, Mayor

Meeting Report - 417th Regular Meeting

AUG 21 1979

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Thursday, June 21, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Lucy M. Clancy, Recording Secretary

Guests: Ernie Yates, Teamster's 665, 480 Valencia St., SF
M. Gudemann, League of Women Voters, SF
Dan Peterson, ABM Parking, 335 Fell St., SF
Ed Walsh, ABM Parking, 335 Fell St., SF
Albert Petteruti, System Parking, 555 Kearny St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF

ABSENT: Francis H. Louie
Dr. Michael J. McFadden

Chairman Magnin called the meeting to order at 1:35 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the 416th Regular Meeting held May 17, 1979 were adopted as presented.

3. Introduction of Margaret Heiser
Chairman Magnin introduced and welcomed Deputy City Attorney Margaret Heiser as the new legal counsel for the Parking Authority, stating that he was looking forward to a long and pleasant association.

4. Communications
Director Brady informed those present that there is to be a Conference of Mayors representative in San Francisco on the 28th and they are very interested in citywide transportation. They will meet with Director Brady and Peter Nardoza of the Mayor's office.

Mrs. Brady stated that she has a copy of the Redevelopment Agency's agenda of May 29 which would, in fact, give authorization for the advertising of a demolition contract for the Grove Street property for the Performing Arts Garage.

Mrs. Brady stated she had received a letter from the Mayor indicating that she is going to pursue our request to amend the Streets and Highways Code to provide that more than 25% of ground floor space be used as commercial property.

5. Report of Director

For the benefit of those present Mrs. Brady reviewed the Director's Report, copy of which is attached.

6. Resolution No. 685 - Confirming Willingness to Lease Air Rights Over Mission-Bartlett Public Parking Facility

Director Brady reviewed this resolution stating that she had spoken with La Raza, who have asked that a formal resolution be passed indicating that the Parking Authority is willing to lease air rights over the Mission-Bartlett parking area so that when it is financially and architecturally feasible, housing can be built over the facility. Dr. Ergina moved, seconded by Mr. Muschi that Resolution No. 685 be adopted.

Ayes: Members Magnin, Ergina, Muschi
Noes: None
Absent: Members Louie, McFadden

7. Resolution No. 686 - Accepting Touche Ross & Co., CPA, as Consultants for the Parking Authority

Director Brady stated that the purpose of hiring a consultant was to get more uniform records from the non-profit corporations and garages. We have a proposal from Touche Ross, but we need a formal resolution accepting them. Miss Heiser is drawing up a formal contract which will not need to go before the Board of Supervisors. Mr. Muschi moved, seconded by Dr. Ergina, that Resolution No. 686 be adopted.

Ayes: Members Magnin, Ergina, Muschi
Noes: None
Absent: Members Louie, McFadden

8. Resolution No. 687 - Requesting Board of Supervisors to Appropriate $7,208 from Off-Street Parking Fund to Restripe 18 City Owned Neighborhood Parking Lots

This resolution was reviewed and Chairman Magnin stated that many of the city lots were indeed badly in need of restriping. Member Muschi moved, seconded by Member Ergina that Resolution No. 687 be adopted by the Parking Authority.

Ayes: Members Magnin, Ergina, Muschi
Noes: None
Absent: Members Louie, McFadden

9. Charter Amendment - Sec. 3.500 pertaining to quorum for transaction of official business

Director Brady stated that we had received from the Board of Supervisors an amendment to Section 3.500 of the Charter as follows: "When a matter has been defeated because of a tie vote, the matter shall automatically be before the Board or Commission for reconsideration if in the same meeting a member who was not present when the prior vote was taken arrives."

10. Letter from Jackson Square Garages dated June 11, 1979 agreeing to extend lease to July 31, 1979

Director Brady stated that because we did not realize plans and specs were necessary for the Marshall Square bid, it has been extended to June 28. We have notified the operator of Marshall Square, who has agreed by letter dated June 11, 1979, to extend the lease to July 31.

11. Motion that there will be a special meeting of the Parking Authority for the Marshall Square bid opening

Chairman Magnin called a special meeting for 1:30 PM Thursday, June 28, 1979 for the purpose of opening bids for Marshall Square. All interested parties will be so notified.

12. Comparison of garage income during gas shortage

Director Brady informed those present that although the indications are that we do not drop below the 1978 financial figures for May, on escalating figures during the year, the operators will agree that cars parked dropped 30% to 40% during the gas shortage. Mr. Guynn of Sutter-Stockton stated that the drop was never that great because of the rate structure, but it is now back to normal. Chairman Magnin stated that Golden Gateway showed a rather substantial increase in the number of automobiles parked - a 28% increase. For Miss Heiser's benefit, Mr. Magnin reviewed the purpose of City garages.

Mrs. Brady stated that she had spoken to the operators of Ellis-O'Farrell, Mr. Guynn of Sutter-Stockton and Rec. & Park about Union Square and they are attempting to make rates at those three facilities balance. Chairman Magnin suggested that rates for 6, 7 and 8 hours be raised. Director Brady stated that she had attended a meeting with Ellis-O'Farrell and they will also request a rate increase. They are considering taking out services. They have a problem because this garage was not built for self-serve but for valet service.

13. Performing Arts

Director Brady reviewed a resolution dated March 15, 1977 which the Board of Directors of the Pride Foundation passed by a 9 to 4 vote. This resolution states that "In the event that the San Francisco Redevelopment Agency shall notify the Pride Foundation that the Pride Foundation's tenancy at 330 Grove Street is terminated and ended, the Pride Foundation shall quit, leave and abandon said premises, in a timely and orderly fashion."

The Pride Foundation pays no rental for this property and are there on sufferance. A suit has been filed by the Pride Foundation against the City and County of San Francisco indicating that use of the property for a garage interferes with the Pride Foundation.

Director Brady read a letter dated June 1, 1979 addressed to Members of the Community by the Pride Foundation requesting opinions as to whether the Pride Foundation should alter its policy and remain at 330 Grove Street to protect the housing or whether they should leave the premises. Director Brady stated there is no housing - it has all been gutted.

Mrs. Brady also read a letter from Blyth Eastman Dillon & Co. dated June 8, 1979, wherein Mr. T.E. Comerford, Senior Vice President, states that he is appalled by the tenor of the Pride Foundation letter of June 1. Copies of these douments

are made part of these minutes.

Director Brady informed the members that thus far it has cost the City $1,000,000 due to the delay caused by the Pride suit: $300,000 in additional construction costs, $300,000 in additional bond costs and $388,000 lost in anticipated revenue.

Director Brady said that Miss Heiser will attempt to get an early hearing and get some kind of decision by September 30, so that we can then proceed with the bond issue. If we do not get an early hearing, the Performing Arts Garage could be delayed another year. Miss Heiser is not optimistic.

14. Unfinished Business

Director Brady spoke with the San Francisco Unified School District and at present the Real Estate Department is drawing up leases for Yerba Buena School, Laguna Honda School and Sutro Annex. The Parking Authority will lease the property from SFUSD, put in meters in Yerba Buena and Laguna Honda playfields and possibly a gate at Sutro Annex. This will be a temporary arrangement until the school district finds an ultimate use for these properties. The lease will state that we would recover costs of improvements and make arrangements so that the school district could receive revenue over and above our improvements. We do not really need the revenue, but the school district does.

Mr. Mervyn Silberberg of the Sacramento District Merchants Association brought up the question of penny parking meters. He stated that at a meeting on Monday night it was noted that the Parking Authority had given 2-1/2 million dollars to the General Fund. Director Brady stated that it was agreed that the beginning of each fiscal year $1,500,000 would be turned over to the General Fund to be used by the Police Department for meter maids, Traffic Court for processing traffic tickets, DPW for cleaning, etc. Mr. Silberberg stated that at their last meeting it was brought out that the Parking Authority had turned over an additional $500,000 to the General Fund with the understanding that the projects we have at hand did not need the money immediately. He said he is concerned about accommodating the neighborhood resident, which was the original meaning of the meters. He stated that many merchants have dishes with pennies from which customers take the pennies for the meters.

Chairman Magnin stated that we are not penalizing the projects but diverting surplus funds to the General Fund. The penny meters are not a money making project. He stated that it is interesting to note that Woolworth no longer sells anything for a nickel, and he suggested that the merchants reconsider. Mrs. Brady stated that she had not been invited to the meeting at which they voted. She also stated that upkeep on the 1¢ meters is much higher. There is no intention of changing rates. They would remain at 5¢ for 1/2 hour and 10¢ for one hour. It was suggested that the Parking Authority look at the City as a whole and look at the total parking problem.

Mr. Silberberg stated that the commercial district problems are being taken care of but no one is looking at the personal problems. There are other alternate solutions. Director Brady stated that the Parking Authority had studied the Polk Street area, and at public hearings the merchants did not show up. We had to go back to the drawing board on the Polk Street area. When we attempted to provide

parking at Peabody School we were almost decapitated at the public hearing. We also have to go back to the drawing board with our North Beach plan. We are attempting to come up with alternative plans and will have to go back to public hearings.

Chairman Magnin stated that the Parking Authority could be severely criticized if it were to use public funds to provide diagonal and angle parking in residential areas.

15. New Business - None

16. Adjournment
There being no further business, Chairman Magnin adjourned the meeting at 2:15 PM.

Respectfully submitted,

Margaret L. Brady
Director

Copies of the above documents are on file in the office of the Parking Authority.

June 21, 1979

DIRECTOR'S REPORT

1. We responded to a letter from Joseph Williams to Congressman Philip Burton with regard to the proposed relocation of the Immigration Department. Mr. Williams contended we and the City were not cooperating with the President's energy program in providing more parking spaces for the Polk Street merchants. Our response delineated City policy to aid neighborhood shopping areas and to implement Transit First, and that his letter did not address the added automobile traffic generated by the proposed move.

2. Japan Center and Portsmouth Square rate changes passed by Finance Committee June 13, 1979.

3. Marshall Square - Because of the fact that specifications and drawings had not been prepared for the original bid call, the bid opening date has been moved to June 28, 1979. We ask the Chairman to call a special meeting to accept the bid so we can proceed with Board of Supervisors action in order to have successful bidder in place August 1, 1979.

4. Performing Arts Garage - The Redevelopment Agency has issued an "unlawful detainer" to the Pride Foundation located on Grove Street. They have also called for a demolition contract.

   Our Attorney, Orrick, Herrington, Rowley & Sutcliffe, has advised us that as at June 8, 1979, the Court has approved Pride's petition for rehearing. Order dismissing appeal ordered vacated so the appeal is restored to active status. Our counsel will attempt to urge the Court to act quickly. Our declaration indicates that the delays have cost the Parking Authority and the people of San Francisco almost one million dollars to date: $300,000 in increased construction costs; $300,000 in increased bond costs and $380,000 in anticipated revenue.

5. Sutter-Stockton Proposed Extension - We have had no word as to an agreement between the Mayor and the proponents.

6. Yerba Buena Parking Proposal - We have received approval of feasibility funds - $70,000. Conrad & Associates is presently working on preliminary plans and cost estimates. We anticipate receipt of this information within three weeks and will then forward estimates to Mr. Comerford for bond sizing. We must have information and figures to the Board of Supervisors by mid-July in order to make the November ballot. We have been advised that a large convention has been scheduled for the Mascone Convention Center in late October, 1981. If our schedule is met, we will have our garage ready for the first convention.

7. Per instructions of Members, Director has checked the feasibility of leasing out the Marina Public Parking Facility in evening hours. Mr. Onorato, who is a recognized operator and who lives in the area, advises us that it would not be feasible at this time.

8. Mayor Feintein's office advises she will pursue the legislation to amend the Streets & Highways Code in order that more of ground floor use can be commercial.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

#418

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SAN FRANCISCO

Meeting Report - Regular Meeting

Thursday, July 19, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Francis H. Louie
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Margaret M. Heiser, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Albert Petteruti, System Parking, 555 Kearny St., SF
Robert Engle, Conrad Associates, 1964 Mountain Blvd., Oakland
S.E. Onorato, 5th & Mission Garage, SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF

ABSENT Dr. Amancio G. Ergina
Dr. Michael J. McFadden

Chairman Magnin called the meeting to order at 1:40 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the 417th Regular Meeting held June 21, 1979 and the Special Meeting held June 28, 1979 were adopted as presented.

3. Communications and
4. Report of Director
Director Brady reported on the Mission-Bartlett double decking stating that there is a problem between Traffic Engineering and the Division of Architecture. The original figure for this project was $1,200,000, however, the Division of Architecture has returned a figure of $3,000,000 and we do not feel we should expend funds in that amount without some background. DPW asked that we recommend someone from the outside. The firm of Conrad Associates recommended a cost figure of $1,500,000. Unless the building can be done for that cost, we will have to go outside for bid.

A note was received from the Mayor stating that she is attempting to clean up the Tenderloin Area. We received a request from Cushman Wakefield regarding 225 Turk Street which is available as a parking garage. The Real Estate Department has been asked to look at this property, but an appraisal has not yet been made. This

matter will also be referred to Traffic Engineering to see whether there is a need for a garage in this area. This might be a site the City would wish to acquire.

Mrs. Brady read to the Members a letter which had been received from the Clerk of the Board of Supervisors requesting an explanation of her trip to Florida for the IMPC conference. She explained that at the Board meeting last week this item was passed by an 11 to 0 vote. Chairman Magnin asked whether the Parking Authority had been officially apprised of the fact that travel out of the city was not authorized. None of the Members nor Director Brady recalled being officially notified. Chairman Magnin stated that he had never been officially apprised nor was he aware of the prohibition against travel; he would not have gone against any kind of official edict presented to this Authority. He stated that he would reply to the letter.

5. Presentation of Drawings for Proposed YBC Parking Facility

Director Brady introduced Mr. Robert Engle of Conrad Associates. Mr. Engle showed drawings of the proposed YBC garage and explained some of its features. He indicated that cars would be able to go up two floors at a time and explained the up pattern and down pattern. He stated it would be entirely open all the way around except for a portion in an area which is wall. There will be small retail shops on the main floor. It will have a total capacity of 773 stalls.

6. Resolution No. 689 - Approving Service Agreement with Conrad Associates for Feasibility and Cost Estimates of Proposed Moscone Convention Center Garage

Resolution No. 691 - Requesting the City Attorney's Office and Bond Counsel to Draft a Ballot Proposition Seeking Voter Approval of a Lease Financing Arrangement for Construction of a Public Garage in the Yerba Buena Redevelopment Area and Authorizing the Director of the Parking Authority to Submit this Proposition to the Board of Supervisors

Director Brady presented a Service Agreement between the Parking Authority and Conrad Associates which had been drawn up by Margaret Heiser, Deputy City Attorney, and Resolutions Nos. 689 and 691. Resolution No. 691 should be presented to the Board of Supervisors on August 7 so that Mr. Engle can get cost estimates to the Bond Counsel so that this matter can be ready to go on the ballot in November. Mrs. Brady stated that we will receive $70,000 from the Off-Street Parking Fund - $45,000 for Conrad Associates for preliminary studies and cost estimates and $25,000 for Blythe, Eastman, Dillon & Co. to prepare bond figures. We will probably not use that much money but feel that we should have it in hand rather than go back for more if needed. The consulting fees will be paid at an hourly rate and Miss Heiser asked that the rates be attached to the contract.

Chairman Magnin asked for a motion on Resolution No. 689. It was moved by Member Louie, seconded by Member Muschi that this resolution be adopted.

Ayes: Members Magnin, Louie, Muschi
Noes: None
Absent: Members Ergina, McFadden

Chairman Magnin called for a motion on Resolution No. 691. Member Muschi moved, seconded by Member Louie that this resolution be adopted.

Ayes: Members Magnin, Louie, Muschi
Noes: None
Absent: Members Ergina, McFadden

7. Approval of fees in the amount of $5,920 for Orrick, Herrington, Rowley & Sutcliffe

Director Brady presented counsel's statement in the amount of $5,920 for legal fees for actions filed against the City. She stated we have a balance of about $4,000 for legal fees. Mrs. Brady checked with the attorneys and they indicated that depending upon how the appeal goes, further fees should not go to $10,000. However, we need additional money to pay this bill and are requesting $10,000 so we do not have to go back to the Board again.

Director Brady stated that it is her understanding that the Redevelopment Agency has filed an Unlawful Detainer against the persons in the structure on Grove Street. Some type of compromise is being worked out. Miss Heiser indicated that settlement is not that close and she does not know what will come of it.

8. Resolution No. 690 - Approving Request for Use of Off-Street Parking Funds for Legal Fees for Orrick, Herrington, Rowley & Sutcliffe

Director Brady asked approval of this resolution. Chairman Magnin called for a motion. Member Muschi moved, seconded by Member Louie that Resolution No. 690 be adopted.

Ayes: Members Magnin, Louie, Muschi
Noes: None
Absent: Members Ergina, McFadden

9. Unfinished Business

Director Brady introduced Mrs. Janet Faulkner from Touche Ross & Co. A contract between the Parking Authority and Touche Ross was presented. It was brought out that a letter would also be required to authorize certain persons from Touche Ross to represent the Parking Authority and the Controller on visits to the non-profit corporations and garage people.

10. New Business - None

11. Public Discussion of Agenda Matters

Chairman Magnin asked Mr. Onorato and Mr. Guynn for an up-to-date appraisal regarding the impact on parking. Mr. Guynn stated that Sutter-Stockton is back to normal. Mr. Onorato said the same thing is true of Fifth & Mission, Portsmouth and St. Mary's.

12. Adjournment

There being no further business, Chairman Magnin adjourned the meeting at 2:15 PM.

Respectfully submitted,

Margaret L. Brady
Director

Copies of the above documents are on file
in the office of the Parking Authority.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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#419

Meeting Report - Regular Meeting

Thursday, August 16, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina

Authority Staff: Margaret L. Brady, Director
Margaret M. Heiser, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Albert Petteruti, System Parking, 555 Kearny St., SF
Ernie Yates, Local 665, 480 Valencia St., SF
S.E. Onorato, Onorato Garages, 550 Pine St., SF

ABSENT Francis H. Louie
Dr. Michael J. McFadden
Achille H. Muschi

There was no meeting due to lack of a quorum.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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Meeting Report - 420th Regular Meeting

Thursday, October 18, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Dr. Amancio G. Ergina
Francis H. Louie

Guests: Albert Petteruti, System Auto Parks, 555 Kearny St., SF
S.E. Onorato, Onorato Garages, 550 Pine St., SF
Nelson Wong, DPW Traffic Engineering, 460 McAllister St., SF
Allen F. Tong, Japan Center Parking, Inc., 1660 Geary Blvd.,SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF

ABSENT Donald Magnin, Chairman
Dr. Michael J. McFadden
Achille H. Muschi

There was no meeting due to lack of a quorum.

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PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

Meeting Report - 421st Regular Meeting

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Thursday, November 15, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Francis H. Louie

Authority Staff: Margaret L. Brady, Director
Margaret M. Heiser, Deputy City Attorney
Lucy Clancy, Recording Secretary

Guests: Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Allen F. Tong, Japan Center Parking, 1660 Geary Blvd., SF
Albert Petteruti, System Parking, 555 Kearny St., SF
L.L. Gudemann, League of Women Voters, SF
Nelson, Wong, DPW, Traffic Engineering, 460 McAllister St.,SF
Mervyn Silberberg, Council of District Merchants, 3700 Sacramento St., SF
Janet Faulkner, Touche Ross & Co., 1 Maritime Plaza, SF

ABSENT: Dr. Michael J. McFadden
Achille H. Muschi

Chairman Magnin called the meeting to order at 1:40 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Special Meetings held August 30 and September 4, 1979 were adopted as presented.

3. Communications and
4. Report of Director
Director Brady read a letter from the Real Estate Department dated October 1, 1979 regarding a proposed stairway to be built for the new Benihana Restaurant in the Japanese Cultural Center Garage. The developer intends to rent two spaces which will be affected for the term of construction; therefore, there will be no loss of revenue. Director Brady stated that the City Attorney has advised that there will be no problem.

A letter from Charles Rueger, Willis and Associates, Inc., dated October 19, 1979 confirmed a telephone conversation with Director Brady regarding the San Francisco Ballet's proposed use of a small portion of the light and air easement

granted to the Parking Authority for ventilation of the Performing Arts Center Garage. They have been working with Mr. James Meyer of Tudor Engineering to achieve minor revisions in the ventilation system to make it more cost-efficient and functional. Tudor has indicated this will not cause any changes in design when the garage is built; therefore, Willis has been notified that there is no problem.

Director Brady stated that a letter had been received from Mr. Leonoudakis regarding electrical work that had to be redone at 7th and Harrison Parking Plaza. Margaret Heiser replied to this letter stating that Section 4A of the lease states that "Lessee at its own cost and expense, shall maintain said premises and every part of facility thereof in good order and repair and in good, clean, and safe condition, and at its own expense make all repairs necessary thereto. . ." She also stated that with respect to the comment that all of the lights were not operating when the lessee took over the operation of the facility, Section 4A of the lease states "Lessee has inspected the premises and agrees to accept same in its present condition. . ."

Director Brady presented a letter from the Real Estate Department with regard to air rights over the Mission-Bartlett lot stating that they doubted that the Parking Authority could build a third deck and include it as part of the air rights. However, Mrs. Brady indicated that the Parking Authority is responsible only for the second deck; the third deck housing has nothing to do with us, we are merely cooperating. The second decking is now at the Planning Commission for a negative EIR and as soon as it is received a supplemental will be prepared and sent to the Board so construction can begin.

Director Brady read a letter dated November 13, 1979 from DPW regarding the replacement of old parking meters with new ones and giving a breakdown of expenditures.

A request has been received from the Redevelopment Agency to give them a tentative calendar as to how we will proceed at YBC. This must be at Redevelopment by Tuesday, November 20.

Director Brady presented a bill from Orrick, Herrington, Rowley & Sutcliffe in the amount of $3,708.50 and a note stating that they had not been paid for a prior bill sent in July for $1,539.30. Mrs. Brady stated that we have had a problem with the Controller's Office in that they state we must have a contract with the attorneys. Chairman Magnin previously signed a letter hiring Orrick, Herrington, Rowley & Sutcliffe. A contract has been drawn which Miss Heiser states will be acceptable. Mrs. Brady requested that this be approved. Chairman Magnin called for a motion to approve. Dr. Ergina moved, seconded by Mr. Louie. All in favor; motion for approval of payment is passed.

5. Performing Arts Center Garage

Director Brady has been advised through Miss Heiser and Mr. Salladin that the appeal has definitely been set for the 27th of this month. Miss Heiser may get an opinion by the first of December. There is concern about how we will stay within the bond limit of 5.3 million without going back to the Board to ask for more money.

6. Request from Tax Collector's Office for $132,957 from Off-Street Parking Fund to be repaid in two years - for discussion only

Director Brady stated that the City Attorney had indicated that there would probably be no problem in lending this money to the Tax Collector's Office. The reason for this loan is that they find that in order to enforce the preferential parking program, it will take approximately $132,000 to go on the computer. They do not have this money at this time. Within one year they would show a profit of $113,000. We have indicated to them that at such time as they have an amount certain, we find that legally we could probably lend this money. This is merely an information situation.

7. Progress Report from Touche Ross

Mrs. Janet Faulkner from Touche Ross passed out copies of their printed report which she discussed, indicating that to date they have completed interviews with all of the city-owned garages, talked to a number of other city offices, one of the City Attorneys, several garage auditors, communicated with several industry representatives including the National Parking Association and the Institutional Municipal Parking Congress. They have reviewed the documents that are prepared by each garage, analyzed procedures, financial and operating statistics including Parking Authority data and insurance data. They have also looked at operators' agreements, lease agreements, indentures and other documents. They have analyzed all reporting requirements, and have completed a design of revised reporting documents. They are planning on having a final report in time for the next Authority meeting, December 20. An analysis of bond indentures is in process.

Essentially they feel that the garages are operating with sufficient controls and appear adequately operated. The physical layouts appear to dictate manual ticketing. The garages on the whole appear to be well maintained and clean. A number of policies should be made standard. Handling of over/short situations, controls, monthly ticket audits appear to be acceptable. Minimal consistency was found in terms of reporting. Mrs. Faulkner said that it is hoped that the reports Touche Ross has designed will eliminate that situation. In terms of insurance coverage, Mrs. Faulkner stated that all garages appear to be in compliance, however, the Director of Property does not seem to receive all the certificates as he should in accordance with the lease agreements. She also stated that money can be saved by "shopping around" for insurance coverage.

In terms of operating and performance, it was basically found in talking to a national industry representative that there is no set standard for the operation of parking garages because they are such unique entities. With regard to the bond indenture analysis, trustees are in very strict compliance with tenets of bond indentures.

Chairman Magnin suggested that if the final report will be rendered on December 20, that it be distributed to the Members at that time and then a meeting scheduled for the purpose of letting the Members ask questions of Touche Ross. He requested that they be given an adequate amount of time to analyze the report thoroughly. Mrs. Brady stated that she, Janet Faulkner and Chris Harlow had met with Mr. Rudy Nothenberg of the Mayor's Office and suggested that the meeting be scheduled so that he can also attend.

Dr. Ergina questioned why it appeared that the insurance for the Japan Center is much higher than other garages. Mrs. Faulkner explained that relative to all other expenses it takes up a greater proportion of expenses, but is not actually any higher.

8. Approval of Touche Ross bills

Director Brady stated that the appropriation has been made and that we need a motion to pay the bills. Mr. Louie moved, seconded by Dr. Ergina that the Touche Ross bills be paid. The vote was unanimous that the Touche Ross bills be paid.

9. Appropriating funds for baying London and Paris Streets
Opinion from Margaret Heiser - for discussion only

Director Brady stated that a request was received from Supervisor Horanzy that funds be appropriated for the baying of London and Paris Streets bordering Excelsior School. The City Attorney has advised that we cannot appropriate money for baying of sidewalks even though it has been approved by the Board without declaring the area a parking meter district. Since this area has not been designated a parking meter district, Off-Street Parking Funds cannot be legally used to fund this project. This will have to be explained to Supervisor Horanzy and the Board.

10. Request from Edward Gallegos for extension of deadline for improvements at Marshall Square Parking Plaza

Director Brady stated that according to our lease agreement with Allright Parking, it was indicated that the improvements be completed within 90 days. However, light standards were not available, thus the request for an extension. The improvements are expected to take place within the next week or so and the work will be completed. Director Brady asked the Authority to approve the request for extension. All the commissioners present agreed to this.

11. Contract for Conrad re Mission-Bartlett

This item was calendared until the next Parking Authority meeting.

12. Rate Adjustment - Vallejo Street Garage

Director Brady called on Nelson Wong of Traffic Engineering. Mr. Wong stated that Mrs. Brady had written a memo on October 22 to the various concerned departments requesting that a rate adjustment be looked into at the request of the operator, Allied Auto Parks, Inc. The request was made due to high operating costs and to discourage long-term parkers. Mr. Wong stated that on investigation it was found to be true that costs had gone up and the garage was not making much money. He presented a summary of findings. There was a rather lengthy discussion seeking a way in which to discourage the long-term parker at this garage. Mr. Silverman of Allied stated that there is a situation in the garage with the present rates where a person comes in, parks for three hours and pays 70¢, leaves, drives around the block and comes back in for the rest of the day paying approximately $2.20 for the full day as compared to the $3.90 rate. This is the reason they have such a large number of short-term parkers. These parkers take spaces in the garage away from the true short-term parker. He stated that approximately 60% of parkers stay three hours or less. Chairman Magnin asked how many of those were "turn-around" parkers, to which Mr. Silverman replied "a good portion of them", and that none of the rate structures presented by DPW really discouraged it. Chairman Magnin noted that at worst the "turn-around" parker would pay $3.10. He asked if it would make any sense to go to half hours. It was decided that this would penalize the true short-term parkers.

Member Louie moved that Mr. Wong's Option 2 be adopted. This was seconded by Member Ergina. Option 2, as follows, was unanimously adopted by the Parking Authority.

Hourly Parking: (Monday thru Saturday 7 AM to 6 PM)

1 hour - 25¢	5 hours - $3.00
2 hours - 70¢	6 hours - $4.00
3 hours - $1.10	7 hours - $5.00
4 hours - $2.00	8 hours - $6.00 (maximum)

Hourly Parking: (Monday thru Saturday 6 PM to 3 AM and Sundays and Holidays 9 AM to Midnight)

1 hour - 80¢
2 hours - $1.55
3 hours - $2.30
4 hours - $3.05
5 hours - $3.80 (maximum)

Monthly Parking: $80.00

Director Brady stated that she had been contacted by Gary Wong who stated that on November 17 there is to be a public hearing at Rec. & Park Department regarding the acquisition by eminent domain of a private garage in that area called the North Beach Garage, for the purpose of turning it into a mini-park. Supervisor Molinari told Mr. Wong that the Vallejo Street Garage is not fully developed and can be enlarged. He has been advised that this garage does not have the proper footings and that it cannot be enlarged.

Chairman Magnin stated that although the compensation for the Members is very nominal, he personally feels it is incumbent upon the commissions to attend meetings with a reasonable degree of continuity. He feels that attendance should be studied for the calendar year.

13. Adoption of First Quarterly Report
There being no discussion regarding the quarterly report, Member Louie moved, seconded by Member Ergina that it be adopted as presented. Adoption was unanimous.

Director Brady called attention to the fact that it was found that the sewer tax being charged greatly exceeded our budget. This is being looked into and it is expected that it will be refunded as all water is used for landscaping.

14. Unfinished Business - None

15. New Business
Director Brady stated that she had been in touch with Mr. Salladin with regard to the Moscone Center Garage and had received favorable comments from him in that there can in fact be more shops on the ground floor. She will be talking to the Commission when the final design is done so that they will leave sufficient ceiling room on the first floor and leave the area completely unfinished so that some type of plan can be prepared to make the area very attractive with eating places, shops and perhaps a small cocktail lounge.

Chairman Magnin stated that we will probably be called upon to appropriate funds for meters. He also stated that in going around the city he has observed that some areas that were previously metered probably no longer are high demand

areas and asked if it would be possible to remove some of them. Mr. Wong stated that it had been reported that some meters were not being utilized and had been removed.

At this point Member Louie excused himself from the meeting.

15. New Business

Mr. Silberberg of the Council of District Merchants asked how it is determined whether a meter is needed. Mr. Wong explained that after a series of public hearings the Board of Supervisors designates whether an area will be metered. It does not have to be a zoned commercial area. Mrs. Brady stated that the Board would have to declare it as a parking area. Mr. Silberberg maintained that if it is a commercial area, the merchants should be notified beforehand that meters will be removed. Mr. Wong again explained that notices are posted and public hearings held before meters are removed. He stated that generally meters are not removed from in front of businesses but in the more outlying areas such as parts of the Western Addition.

Mr. Silberberg referred to the baying of London and Paris Streets and agreed that this should be done, and that his parking committee is going to endeavor to look into parking problems. He asked whether legislation could be passed if it were beneficial to develop parking areas by baying. Mr. Wong replied that it probably could be done, but asked where the funds would come from to do the work. Mr. Silberberg stated the Parking Authority might get legislation allowing the money to be spent. Chairman Magnin reiterated that Miss Meiser had explained that under existing legislation this cannot be done. Mr. Silberberg felt that the Parking Authority should not give away $132,000 for preferential parking unless it is tied into developing more parking in the neighborhoods. A solution is that people will have to accept diagonal parking. Mrs. Brady reminded him that at public hearings, plans were turned down. Chairman Magnin stated that this idea has merit.

Mr. Silberberg said that Harry Meharry had suggested double decking 1/2 or 2/3 of Laurel Village. Mrs. Brady stated that this had been discussed with Mr. Meharry; the problem is that the property is all privately owned, therefore, there would have to be a conveyance of property. Chairman Magnin stated that a number of years ago Mr. Faye had addressed himself to that question. He found that before the city could become involved, owners would have to dedicate property to the city in perpetuity. Mrs. Brady stated that we cannot double deck someone else's property. Mr. Silberberg suggested non-profit coeporationa. Mrs. Brady stated that not enough money would be generated.

17. Adjournment

There being no further discussion, Chairman Magnin adjourned the meeting at 2:45 PM.

Respectfully submitted,

Margaret L. Brady
Director

Copies of the above documents are on file
in the office of the Parking Authority.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

Meeting Report - 422nd Regular Meeting

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Thursday, December 20, 1979
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT:

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Francis H. Louie
Dr. Michael J. McFadden
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Margaret M. Heiser, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Mrs. L. Gudemann, League of Women Voters, San Francisco
Allen F. Tong, Japan Center Parking, San Francisco
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Albert Petteruti, System Parking, 555 Kearny St., SF
Thomas D. Mosser, J.J. Degenkolbs Assn., 350 Sansome St., SF

Since Chairman Magnin had not yet arrived, Member Muschi called the meeting to order at 1:50 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular Meeting held November 15, 1979 were adopted as presented.

3. Communications and
4. Report of Director
Director Brady reported that we had leased Marshall Square Parking Plaza with the understanding that some improvements be made. The new operator has had problems getting light standards, so there is no point in his doing the paving. A letter was received from him dated November 30 indicating that they will start work on January 15, 1980 and will be finished by the end of January. This letter will be on file in the Office of the Parking Authority.

Director Brady also informed the members that a gentleman, Caleb Williams, from the Art Commission called regarding the lot at 24th and Capp Streets. Mrs. Brady stated that this is really quite an ugly lot and has an ugly fence. She informed the Members that Mr. Williams proposed that, at no cost to us, he would like to do a mural on that fence, but he must go to the Art Commission first for permission.

Mrs. Brady stated that she had written a letter to each of the new Supervisors congratulating them upon their election. She sent them a copy of our Annual Report and Attorney General and City Attorney opinions so that they will not be confused as to the Off-Street Parking Fund.

5. Resolution No. 700 - Requesting Board of Supervisors to Appropriate $320,000 from the Off-Street Parking Fund for Plans and Specifications and Necessary Fees for Permits, Testing and Inspection, Survey and Soil Reports for the Moscone Convention Center Garage

Director Brady stated that she had spoken with Miss Heiser, Mr. Kenealey, Mr. Comerford and Mr. Salladin. With the passage of Proposition N, the Board of Supervisors now has permission to give the Parking Authority permission to build a parking facility in the Moscone Convention Center. Therefore, money must be put up for plans and specifications, etc. The Parking Authority is asking the Board to expend that money with the understanding that when bonds are sold, this money will be returned to the Off-Street Parking Fund. Hopefully, Miss Heiser will have the lease ready to go to the Board at the same time. Miss Heiser is trying to determine whether we have enough information to draw up the lease so that we will go to the Board only once. Mrs. Brady stated that we are trying to determine the legalities; this is the first time any measure of this kind has been approved by the electorate. One believes that the Board in no way would negate the building of this facility since it has voter approval. Dr. McFadden moved, seconded by Member Louie that Resolution No. 700 be adopted.

Ayes: Members Ergina, Louie, McFadden, Muschi
Noes: None
Absent: Member Magnin

6. Letter from Orrick, Herrington, Rowley & Sutcliffe dated 11/21/79 re Yerba Buena Project Parking Lease Revenue Bonds, Series 1980

Director Brady stated that this letter, with regard to lease revenue bonds, was for the information of the members.

7. Resolution No. 699 - Approving Request for Use of Off-Street Parking Funds for Design Consultant, Tudor Engineering - Performing Arts Center Garage - in the amount of $20,000 to Update Plans and Specifications and to Finalize Bid Documents

Director Brady stated that we have heard from our bond counsel and legal counsel and it does appear that we will progress with the Performing Arts Garage. Miss Heiser advises that we would hear from the Court of Appeals probably within the next week or ten days. When the decision comes down, the agreement with the Redevelopment Agency regarding the Pride Foundation is that Pride will definitely move out on February 28. Our recourse is that if they do not move, they will be in contempt of court and Redevelopment can have them removed by the Sheriff.

Chairman Magnin arrived at this point.

The Redevelopment Agency has assured us that they will have the demolition contract ready and they will be able to move on March 1. The disposition agreement will be drawn and property conveyed to the Parking Authority. Tudor Engineering has done a tremendous amount of work - all the plans and specs., etc. - and we acceptec

those plans and specs. Since we were ready to go to bid about March 1978 and we are now going to bidin March 1980, plans and documents must be updated. However, Tudor cannot do this without some money, and the Parking Authority is asking the Board to permit us to take $20,000 for the update from the Off-Street Parking Fund, to be returned when bonds are sold. Dr. McFadden moved, seconded by Dr. Ergina that Resolution No. 699 be adopted by the Parking Authority.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

8. Contract for Conrad Associates re Mission-Bartlett Parking Plaza

Director Brady stated that we have a contract with Conrad Associates for the double decking of Mission-Bartlett Parking Plaza so that as soon as we get a negative declaration we can proceed with the work. We need a motion in order to proceed. Member Louie made the motion, seconded by Member Ergina. There being no discussion, Chairman Magnin called for a vote. It was unanimously voted that the work of double decking Mission-Bartlett Parking Plaza proceed and the contract with Conrad be signed by the Director on behalf of the Authority.

9. Final Report from Touche Ross

Ms. Janet Faulkner of Touche Ross presented their final report with regard to the various Parking Authority garages they have audited. This report includes a review of financial and management reporting, revenue bonds, an analysis of the operations, etc. Ms. Faulkner stated that after the Members have had a chance to review this report, she and Chris Harlow would be happy to meet with them again to answer any questions they might have. She suggested rather strongly to the Members that they read it over thoroughly, underline or note any comments they might have and advise Mrs. Brady when finished. Chairman Magnin made the comment that the report seems very thorough and that someone suggested it was not inexpensive but we will get our money's worth from it. Ms. Faulkner thanked the Parking Authority for allowing Touche Ross to be of service to us. Mrs. Brady stated that it should also be said that Ms. Faulkner and Chris Harlow have indicated that all the garage operators were very helpful in permitting them to get to their records, etc. She stated that it was known that there were no real difficulties with the operation of the garages.

At this point Director Brady requested that we go back to Item No. 6. She stated that we had received a letter from Orrick, Herrington, Rowley & Sutcliffe replying to a rather unusual situation we have encountered with the Controller's Office in that they indicate we need a contract with our legal counsel. The letter from Mr. Salladin is, in fact, a contract with regard to the lease revenue bonds and their activities with regard to the Yerba Buena parking project. Mrs. Brady stated that we need a motion to instruct Mr. Magnin to sign the contract with Orrick, Herrington, Rowley & Sutcliffe. Chairman Magnin requested that it be done by Mrs. Brady on behalf of the Authority. Member McFadden moved, seconded by Member Muschi that Mrs. Brady sign the letter of contract on behalf of the Parking Authority. The motion was unanimously passed.

10. Attendance Record of Parking Authority Members

Chairman Magnin stated that he had requested a record of attendance at meetings. He thanked Member Ergina for having the highest record of attendance even though he

is the newest Member. He strongly suggested that all Members make an attempt to come to the meetings. Member Ergina asked if there was any way the Members could remind themselves about the meetings. Chairman Magnin stated that since Mrs. Brady took over the Directorship a regular meeting date - the third Thursday of each month - has been established. Therefore, if each Member would mark this day on his calendar, there should be no confusion. He also asked that an annual calendar be sent to the Members.

11. Unfinished Business - None

12. New Business

Director Brady read a letter regarding the Fifth and Mission crosswalk. Chairman Magnin asked if this was concerning sidewalk to sidewalk or garage to Emporium; Mrs. Brady presumed it regarded garage to Emporium. She stated that we are not authorized to accept the cost for this type of program. She suggested that it might be best to give it to legal counsel to look into. Member McFadden suggested that people should walk to the corner. Director Brady stated that it doesn't matter how many crosswalks you have, people will still dart across the street and may even do so with a bridge.

Director Brady also read a letter from Attorney Paul Newman of Keil, Connolly & Barbieri dated 12/7/79 with regard to the development of the block where the International Hotel formerly stood. Mr. Newman's letter stated that it was their understanding that one of the major recommendations made by a special commission appointed by the Mayor to investigate various alternatives for the development of this block was that the Portsmouth Garage Corporation participate in the development of this area by means of construction of parking facilities and commercial rental space. Director Brady stated that we have been informed by legal counsel that indentures provide that funds for a particular site cannot be used for a different site.

Director Brady stated that we have a request from the Sutter-Stockton Garage, which has been passed by their Board of Directors, asking for approval to purchase a Cushman Utility Cleaning Vehicle. Mrs. Brady asked that permission be granted since this is one of the best garages. Chairman Magnin asked for a motion. Member Ergina moved, seconded by Member Muschi that permission be granted to the Sutter-Stockton Garage to purchase a Cushman Utility Cleaning Vehicle. All members voted in favor.

Director Brady stated that the Members had been given a letter dated 12/4/79 from the Tax Collector's Office regarding a 1979 Parking Meter Survey. This letter was for their information only. Mrs. Brady stated that she had also been advised that the Mayor and the Board of Supervisors will raise the meter rates and other rates in order to get more money to help the General Fund.

13. Public Discussion of Agenda Matters

Mr. Thomas Nosser of H.J. Degenkolb & Associates, Engineers, stated that they would like to design parking structures in San Francisco and acquaint themselves with us. When opportunities arise for designing parking structures in San Francisco they would like to bid for the contract in order to help solve some of San

Francisco's problems. Chairman Magnin stated that he knows they have been participating for many years and appreciated their offer.

There being no further discussion, Chairman Magnin adjourned the meeting at 2:15 PM stating that he wanted to thank all the City departments who have been of inestimable help, particularly the legal counsel, and wished all happy and festive holidays.

Respectfully submitted,

Margaret L. Brady
Director

Copies of the above mentioned documents

are on file in the office of the Parking Authority.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

Meeting Report - 423rd Regular Meeting

Thursday, January 17, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT:

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Francis H. Louie
Dr. Michael J. McFadden
Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Margaret Heiser, Legal Counsel
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, 5th & Mission Garage, 833 Mission St., SF
L.L. Gudemann, League of Women Voters, SF
Allen F. Tong, Japan Center Parking, 1660 Geary Blvd., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Owen Brady, SF Federated Young Democrats, 535 39th Ave., SF

Chairman Magnin called the meeting to order at 1:35 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular Meeting held December 20, 1979 were adopted as presented.

3. Election of Officers
Chairman Magnin handed the gavel to the senior member of the Authority, Member Francis H. Louie, who nominated Donald Magnin for another term as Chairman of the Parking Authority, seconded by Member McFadden. The vote was unanimously in favor of Donald Magnin serving as Chairman of the Parking Authority for the year 1980.

4. Communications
Director Brady stated that a letter dated December 27, 1979 had been received from Orrick, Herrington, Rowley & Sutcliffe stating that the Pride Foundation suit had been thrown out by the Appelate Court. As of January 25 another calendar has been prepared which the bond counsel, bond consultant, Miss Heiser and Mr. Kenealey have gone over, and barring any further problems the garage might go into construction by about June 9.

5. Report of Director
Mrs. Brady reported that we had received a letter from the Real Estate Department, a copy of which they sent to the Department of General Services, State of

California. A small portion of the Performing Arts Garage site belongs to General Services. They do not care to give us an extension on the property, which is valued at approximately $20/25,000. Mr. Wallace Wortman, Director of Property, has spoken to Mr. Giordano, Land Agent for the Department of General Services. If we cannot get an extension, we may have to purchase this small portion.

Member Muschi arrived at this point in the meeting.

Director Brady stated that we have received some irate calls from people of the Mission Merchants regarding the Mission-Bartlett lot. They seem to feel that the Parking Authority has promised and is going ahead with housing above Mission-Bartlett. Director Brady stated that she had indicated that the housing is a project over which we have no control. She explained what our position is - the second decking only - and asked that they join with the Parking Authority to get Miss Selina Bendix to give a negative declaration so we can go to the Board for approval to build the second deck.

A request has been received, and the Police Department and Traffic Engineering have been asked to extend parking meters in some of the business districts to 8:00 PM - Clement Street, Union Street and other business areas where restaurants, theaters, etc. have only on-street parking. Often merchants park trucks on the street overnight, thereby taking parking spaces away from the public. A figure as to the cost factor is being determined. In answer to Chairman Magnin's question, Director Brady affirmed that this does require Board action. She stated that we had also been contacted with regard to raising meter rates, but this does not come under our purview, and this also takes Board action. This would, of course, mean more money for the Off-Street Parking Fund, and we would, therefore, be asked to defer more surplus money to the General Fund.

Director Brady stated that the Civic Center Garage lease will expire on February 28 of this year. At the time this garage was opened it was not making money, consequently the non-profit corporation turned the handling of it back to the City. All revenues are deposited with the Controller and Treasurer. The Controller pays any expenses and pays a rental to the non-profit corporation, which goes into reserve funds to pay off the bonds. The non-profit corporation pays the bonds. Unless we can get an extension on the lease, the operation of the garage would revert to the non-profit corporation. It would be preferable that the lease be extended, because at the present time any surplus funds over and above the rent and expenses go directly to the General Fund, which amounts to about $150,000 a year from this facility. Chairman Magnin asked how that works and Miss Heiser stated that it is fairly complicated. Miss Heiser is presently looking into this matter and will get back to the Authority to get approval. This will also have to be approved by the Board of Supervisors.

At Dr. Ergina's request, Director Brady explained that this facility is presently operated by Larry Barrett at a small fixed fee. The operator deposits revenue at City Hall daily. There are two leases, a management lease and an operator's lease, both expiring on February 28. It is desirable to extend the operator's lease. The non-profit corporation has a little over a million dollars in their reserve funds, more than enough to take care of the bond indebtedness. The City pays to the non-profit corporation $285,000 annually to maintain those surpluses. It would be advisable to reduce the rental payment and deposit more money into the General Fund. Chairman Magnin stated that he assumed that the intitial contract with Larry Barrett was between Barrett and the Civic Center Garage Corporation and that there is a

provision for carryover. Chairman Magnin informed those present that going way back, an initial study of the facility indicated that the revenues from the garage were not sufficient to service the debt. For many years the City supplemented the garage revenues. The City agreed to make up any deficit. This situation has since turned around and we now have a positive cash flow. Mr. Richard Guynn, Sutter-Stockton, feels that Barrett was a lease contract put out to bid. Director Brady stated that a letter would be written to Barrett asking for an extension on a month-to-month basis. Chairman Magnin requested that Miss Heiser look into the matter of whether it becomes a bid item.

Director Brady stated that a letter had been received from the Civic Plaza Parking Corporation asking for approval of Robert Walker to a vacancy on the Board of Directors. Chairman Magnin asked for a motion. Member McFadden moved, seconded by Member Louie that this appointment be made. All in favor.

6. Report of Legal Counsel

Miss Heiser reported that Item 8 - Approval of Lease for Moscone Center to City Subject to City Attorney Approval, will have to be put over. A draft has been prepared, but it is felt that it would be preferable to have the Authority approve the lease in final form, and this should be available soon. A special meeting may be called for approval of this lease.

Miss Heiser stated that she is responding to a letter from San Francisco Tomorrow regarding Proposition M, and the legality of building the Performing Arts Center Garage and the Moscone Center Garage.

She reiterated that the Pride Foundation has until the 25th to appeal; they have not done so as yet.

She has also been working with Redevelopment on Performing Arts - the agency re-appraised the land in June; its value went up $12,300. She is also working on Civic Center.

Director Brady informed the Authority Members that counsel feels that if the calendar works out, construction on Performing Arts could probably start June 9. However, we have a very serious problem in that we have a ceiling of 5.3 million dollars. In discussing this with attorneys and counsel, it is felt that there will probably be a very serious problem constructing that garage and issue bonds for 5.3 million. We would not like to go back to the Board at this time to raise the bond ceiling. However, we have a 1949 bond fund issued even before the Parking Authority came into being. The purpose of this money was to acquire property for parking facilities or lots. Mr. Kenealey and Miss Heiser looked at that indenture and feel that there would be no legal problems. There is approximately $390,000 in that fund for land costs. Approximately $317,000 would be needed, and it is felt that when it comes to that point, that money might be used to buy the site, permitting us to stay within the bond ceiling. Chairman Magnin recalled that the money was used to acquire land for Fifth & Mission, Sutter-Stockton, St. Mary's, etc. This money was left over and it has been left there ever since.

7. Resolution Asking for Supplemental Appropriation for Fees of Richard Salladin, Esq. and Terry Comerford, Bond Consultant

Director Brady stated that it was thought that figures would be available at this meeting. Since they are not, she requested that this item be put over to the next meeting.

8. Approve Lease for Moscone Center to City subject to City Attorney Approval
Put over to next meeting.

9. Unfinished Business: None

10. New Business
Director Brady presented the Parking Authority's tentative preliminary budget for approval, stating that there were no particular changes in it. Professional services depend upon what we find we need. A request was received from the City Attorney's Office to raise their fee and we have indicated that we will raise it about 5%. However, we have requested documentation as to hours and time. Chairman Magnin asked the Members to take this document with them and review it for approval at the next meeting.

Director Brady presented the second quarterly report for adoption. After a short discussion, Chairman Magnin called for a motion. Member Louie moved, seconded by Member Ergina that the second quarterly report be adopted as presented. Motion carried, all in favor.

11. Public Discussion of Agenda Matters
Mr. Onorato stated that he had just received the Touche Ross report. He presented to the Members an idea he has for the Moscone Center Garage and the Performing Arts Garage. He suggested that the Authority turn these two locations over to the garages thus eliminating the possibility of taking any funds from the City. He stated that the Fifth and Mission Garage would be the logical one to receive this development using funds of the non-profit corporation to build and operate. When peak demands are made for usage, they should work very closely together. If the Moscone Center ran out of space, people could be sent to Fifth and Mission, and vice versa. International Hotel could have an above ground garage with housing above. A deed of gift could then be made to the City. Chairman Magnin thanked Mr. Onorato for his suggestions, but stated that we are not at that point. However, his thoughts are not without merit.

Member Muschi asked about the resolution regarding eminent domain on a private Vallejo Street garage for a park. Director Brady stated that this was passed by the Board of Supervisors, but is not under the Parking Authority. Member Muschi stated that they said it was a Chinatown project and that North Beach was not mentioned. Mrs. Brady stated that this seems to be something that has to be brought back to the Board. Member Muschi stated that North Beach has enough parks - Washington Square is empty, school yards are empty; what is desperately needed is parking space. He stated that this neighborhood is interested in parking not playgrounds.

12. Adjournment
There being no further discussion, Chairman Magnin adjourned the meeting at 2:10 PM.

Respectfully submitted,

Margaret L. Brady
Director

Copies of the above documents are on file in the office of the Parking Authority.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

Meeting Report - 424th Regular Meeting

Thursday, February 21, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Francis H. Louie
Dr. Michael J. McFadden

Authority Staff: Margaret L. Brady, Director
Margaret Heiser, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Allen F. Tong, Japan Center Parking, SF
Owen R. Brady, 535 39th Ave., SF
M. Gudeman, League of Women Voters
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Albert Petteruti, System Auto Parks, 555 Kearny St., SF

ABSENT Achille H. Muschi

Chairman Magnin called the meeting to order at 1:40 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular Meeting held January 17 and the Special Meeting held February 7, 1980 were adopted as submitted.

3. Communications
Director Brady stated that in answer to our request to the Police Department regarding the possibility of extending parking meter time, we had received a letter dated January 31, 1980 stating that because of the cost factor and other considerations this cannot be done at this time. She stated that this might be taken up with the Transportation Department to see whether anything can be done.

A letter was also received from Guilfoyle & Dole dated February 13, 1980 with regard to the extension of the Operator's Agreement at the Ellis-O'Farrell Garage. Mrs. Brady stated that we needed a resolution to accept. Chairman Magnin called for a motion. It was moved by Member Louie, seconded by Member Ergina that the Operator's Agreement be accepted. All in favor; motion carried.

4. Director's Report

Director Brady reviewed the attached copy of her report for the benefit of those present.

Director Brady then stated that we have a 5.3 million dollar ceiling on the bond issue for Performing Arts Center Garage. Legal counsel has gone over the figures, etc. to determine if it is at all possible to build with 5.3 million. In checking it has been found that there is $400,000 in the 1947 Bond Fund. We might request from the Board of Supervisors the use of that money for acquisition of a small parcel of land. In speaking with Mr Stewart and the Performing Arts sponsors, Mr. Stewart indicated that because they are going to have a non-profit corporation, perhaps they will accept funds from donors for the maintenance of the Center. Member Ergina asked how long it would take to finish the parking structure if it started in June. Mrs. Brady stated that we expected it to take nine months, but are permitting one year. Member Ergina asked if there had been an increase in the price of materials. Mrs. Brady informed him that we were ready to go to bid in 197 and since then construction costs have gone up 1% per month. Member Ergina asked what the estimate would be to build if we start in June. Director Brady stated that in 1978 the construction estimate was $3.2 million. The $5.3 million has an extra "pocket". If we can use the bond money for the acquisition of the land we would be reasonably sure that we can do it. Director Brady asked for permission to request supplemental funds from the 1947 Off-Street Parking Bond Fund for the acquisition of land for the Performing Arts Center Garage. Chairman Magnin called for a motion. Member Louie moved, seconded by Member McFadden that funds be requested from the 1947 Bond Fund. All in favor; motion carried.

5. Report of Legal Counsel

Miss Heiser spoke about the extension of the Civic Center Plaza lease, stating that she and Director Brady went to the Rec. & Park Commission who did not want to extend the lease for eight years, but only for one year. This position was also adopted by the Board of Supervisors. She stated that this is something that should be considered under unfinished business. Mr. Paul Newman stated that he had not been able to get in touch with the bondholder, but as it turns out the non-profit corporation is happy with it, and he can't imagine that there would be any difficulty. Director Brady was concerned about the fact that if the lease is extended for one year, could the non-profit corporation put out a bid for four or five years for the operator's agreement. Mr. Newman said there was no problem because this is merely a secondary situation. Director Brady stated that Mr. Magnin, Miss Heiser, Mr. Cinelli and representatives from the bondholder should get together as soon as possible to negotiate payoff of $1,000,000 in bonds. It is also necessary to amend our action of last month to agree with the desires of Rec. & Park to extend for only one year. Member McFadden moved that Resolution No. 704 adopted at the Specia Meeting of February 7, 1980 be amended so that it will read "one year". Member Louie seconded the motion. All in favor. Miss Heiser issued an opinion that the revenue from Civic Center should be credited to Rec. & Park Department pursuant to the Charter section making this provision.

Miss Heiser stated that a land disposition agreement has been negotiated with the Redevelopment Agency regarding the Performing Arts Center, and that the lease is being worked on. Other prerequisites are the EIR, master plan referral and Capital Improvements Committee of City Planning. Mr. Terry Comerford will be coming up with some comments on that.

6. Resolution No. 701 - To Reimburse Parking Authority Director for Visit to Los Angeles to Determine Whether a 20% Cost Reduction Could be Effected in Construction of the Performing Arts Center Garage and Requesting Controller to Pay $114.25 out of Travel Expenses

Chairman Magnin asked Director Brady to explain this resolution. She stated that she had gone to Los Angeles to look at a type of parking construction used in that area. They are using precast tables 25 feet wide and 125 feet long, set in place with no pillars needed. She saw a very good looking building in Glendale and some other buildings made from this precast concrete. However, she stated that there is a problem in using this for the Performing Arts Center. Plans would have to be modified and this would mean going back to City Planning. We would be better off not going back to anyone. However, this could definitely be used at Mission-Bartlett. It can be done much quicker and parking could start after one-half of the structure has been double decked. Chairman Magnin asked how it performs during earthquakes and Mrs. Brady said that it performs even better because the tables are laced together giving leverage. It has received earthquake and all other approvals. If a site is not wanted at a future date, the tables can be undone and moved. Chairman Magnin called for a motion. Member Louie moved that Resolution No. 701 be adopted, seconded by Member Ergina.

Ayes: Members Magnin, Ergina, Louie, McFadden
Noes: None
Absent: Member Muschi

7. Resolution No. 703 - Authorizing payment of $7,955 to Touche Ross & Co. for Costs in Connection with Review of Parking Authority Operations

Chairman Magnin informed those present that this amount was complete payment to Touche Ross for the study they did for us. Dr. McFadden moved, seconded by Member Louie that Resolution No. 703 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden
Noes: None
Absent: Member Muschi

8. Resolution No. 705 - Amending Administrative Code Section 17.5 Compensation for Members

Chairman Magnin reviewed this resolution for the benefit of those present. Director Brady pointed out that some members have indicated that since they are presently paid only $10 per meeting, they would rather serve for $1 per year. Section 17.5 of the Administrative Code provides that, including travel and expenses, the members shall be paid $10 per meeting with a ceiling of $500 total per year. It is presumed that this was written into the Code during formation of the Parking Authority and they probably held two or three meetings per month. Since we now meet once a month, except for an occasional special meeting, $40 would not be unreasonable. Director Brady suggested that permission be given to take this resolution to the Board. Chairman Magnin called for a motion. Member McFadde moved, seconded by Member Louie that Resolution No. 705 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden
Noes: None
Absent: Member Muschi

9. Approval of Tentative Preliminary Budget

Director Brady handed out new copies of the preliminary budget. She stated that there was nothing in it for capital improvements because we actually have no fixed capital improvements and no knowledge of what they will be. We do not know whether the parking lot at 24th and Mission will actually come up during this fiscal year. Chairman Magnin noted that there were no increases in charges except for the City Attorney who, he said, sent letters to almost everyone. Director Brady pointed out that we agreed last year to give one-half an attorney's fee or $35,000; the City Attorney has requested $70,000. It is felt that $40,000 would not be unreasonable. For the benefit of those present it was pointed out that none of these funds come out of the General Fund; all come from the Off-Street Parking Fund. Chairman Magnin noted that fringe benefits, including retirement, social security, etc., amount to almost 25%. There being no further discussion, Chairman Magnin called for a motion. Member McFadden moved, seconded by Member Ergina that this preliminary budget be adopted by the Parking Authority. All in favor.

10. Unfinished Business

Director Brady noted that Item 4 on the agenda under Director's Report had been overlooked and asked that we go back to it. This item concerned $10,000 which had been appropriated for bond counsel, Orrick, Herrington, Rowley & Sutcliffe, who represented us in suits with the Performing Arts Garage. The Controller maintains that we have to have a contract with the attorneys. Miss Heiser has drawn up a contract and it has been delivered. Legally Miss Heiser and Mr. Kenealey agree there is nothing wrong with the agreement. However, we are still having problems getting the Controller to pay the balance of funds due the attorneys. Director Brady is requesting permission to write to the Controller asking him to release these funds. Chairman Magnin called for a motion. Member McFadden moved,seconded by Member Louie that permission be given to Director Brady to write to the Controller. All in favor.

Director Brady stated that probably next week we should have a report from Mr. Salladin giving us their legal opinion of the Touche Ross report. It may be necessary to call a special meeting if some of the actions they recommend should be acted upon before June 30, the beginning of the next fiscal year.

In reply to Member Ergina's question as to whether any more calls had been received from the Mission Merchants, Director Brady stated that they had met with City Planning. They will have us all at a meeting to be sure everyone is working along the same track. A negative declaration is needed to proceed because we have no idea whether they will approve of housing. Mrs. Brady stated that the table type concrete should work very well over there.

Chairman Magnin stated for the record only that sponsors of the Performing Arts Center are in the process of planning a week-long series of events around the opening of the Performing Arts Center. The first event will be a "hard hat" symphony for those who worked on the building of the Center. They have a Parking and Transportation Committee for which he is volunteering his time. He has asked Mrs. Brady to join the representatives of private transportation including Gray Line Limousines and others in the parking and transportation field. Chairman Magnin asked that the record reflect that he is chairing this Performing Arts Committee for no compensation. He stated for those in the parking business that on opening

night and every other night of the week thereafter the Performing Arts and opera will perform on simultaneous nights; therefore, they will have 6,000 people in attendance every night of the week. The opening week events will be covered by national television. Yehudi Menuhin will perform and speak to students.

11. New Business - None

12. Public Discussion of Agenda Matters
Chairman Magnin stated, in reply to Mr. Petteruti's question, that the Opening Gala would take place Tuesday, September 16. The "hard hat" concert takes place on Saturday, September 13. Mr. Petteruti, speaking for System Auto Parks, said that if Gray Line were set up, they might pick up at one of the garages and Gray Line could shuttle. Chairman Magnin acknowledged Mr. Petteruti's kindness, but stated that nothing was in place yet. This will be underwritten by the Symphony Association. Mr. Petteruti stated that this might be a good time for the garage operators to think about designating some parking spaces. Tuesday is an off night for parking and they have a lot of spaces they could donate.

13. Adjournment
There being no further discussion, Chairman Magnin adjourned the meeting at 2:20 PM.

Respectfully submitted,

Margaret L. Brady
Director

REPORT OF DIRECTOR

Mr Robert Hesse of the Chief Administrative Officer's office called in response to our request for the return of Off-Street Funds advanced for sewer work in Yerba Buena. Mr. Hesse advises they have some accounting to do and will get back to us regarding repayment.

City Planning has advised us that they have prepared a negative declaration with regard to the addition to our Marina parking facility. As soon as we are officially advised, we can prepare a supplemental and request bids for construction.

The San Francisco Unified School District personnel and the Parking Authority Director have come to an informal agreement with regard to Laguna Honda School, 1370 7th Avenue and Yerba Buena School, 2110 Greenwich Street. The Parking Authority will operate and pay for improvements to Laguna Honda. Revenue, which is expected to be minimal, will go to the Board of Education. The Parking Authority's role is to assist the Inner Sunset Shopping District with needed off-street parking. The Parking Authority will assist the SFUSD in bid preparation and planning for Yerba Buena. Yerba Buena will be operated by a professional operator with funds going to SFUSD.

The SFPD contacted us regarding parking at our Vallejo facility. They have 40 new trainees who will be working out of Central Station and were inquiring as to whether or not we might assist in parking. We advised that we have a lease with the operator and cannot interfere in any way with his operation.

We are awaiting a meeting with City Planning and La Raza re our Mission-Bartlett facility and the double decking. The purpose of the meeting is to insure a negative declaration with regard to our parking facility and have the proposal of La Raza for housing considered as a separate item.

The Redevelopment Agency has continued the Parking Authority as developer of the Moscone Center site at Third and Clementina Streets. Our supplemental for plans, specifications, etc. has been approved by the Mayor's office, but we have requested it not be sent to Finance until the City Attorney has completed our lease.

Performing Arts Garage - We are working on the premise that the site will be available in the second week of March. Our calendar,worked out with Tudor Engineering, bond counsel Richard Salladin, bond consultant Terry Comerford and our City Attorney indicates beginning of construction in early June. Mr. James Meyer is presently working on updating plans and specifications. We have before you today a request for permission to seek funds from the 1947 Bond Fund for acquisition of the land. This would aid dramatically in our being successful in doing the project within our restricted 5.3 million dollar bond ceiling.

We have spoken with Mr. Samuel Stewart with regard to the funds due the Performing Arts Sponsor. Mr. Magnin, Mr. Kenealey and I will meet with Mr. Stewart to determine whether these funds can be generated through the proposed non-profit corporation which is being suggested to maintain the new Symphony Hall.

February 21, 1980

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - 425th Regular Meeting

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Thursday, March 20, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Donald Magnin, Chairman
Dr. Amancio G. Ergina
Francis H. Louie
Dr. Michael J. McFadden

Authority Staff: Margaret L. Brady, Director
Margaret Heiser, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
S.E. Onorato, S.E. Onorato, Inc., 550 Pine St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Ernie Yates, Teamsters 665, SF
Al Giannini, District Council of Merchants, 324 Clement St., SF
Albert Petteruti, System Parking, 555 Kearny St., SF
L. Gudeman, League of Women Voters, SF
Paul H. Louie, Portsmouth Plaza Corp., 244 Kearny St., SF
Owen Roosevelt Brady, 535 39th Ave., SF

ABSENT Achille H. Muschi

Chairman Magnin called the meeting to order at 1:40 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular Meeting held February 21, 1980 were adopted as submitted.

3. Director's Report
Director Brady informed the Authority that Allied Auto Parks, Inc. had been notified that a recall system was required by OSHA for the elevators at the Vallejo Street Garage. A letter was received from them dated March 13, 1980 stating that this work will be completed in 90 days. She stated that the rest of her report will be discussed during the course of the meeting.

4. Report of Legal Counsel
Miss Heiser stated that most of her report would also be discussed during the course of the meeting. She stated that she had been working on the Performing Arts Garage land disposition agreement and it is ready for approval by the Authority.

She has also been working on relevant Moscone Center Garage matters and the lease is now completed. She has been working on the call of the bonds for Fifth & Mission and Portsmouth Square, which will be discussed later.

5. Discussion of Call of Bonds - Fifth & Mission and Portsmouth Square

Mrs. Brady stated that, with permission of the Mayor and the Board of Supervisors, the Parking Authority employed Touche Ross to do a report on City-owned garages. That report and other material have been forwarded to all interested parties and reviewed by counsel and the Parking Authority has been advised that at the present time there are sufficient surplus funds in Fifth & Mission and Portsmouth to call the bonds. The non-profit corporations were contacted prior to March 1, this to allow a 30-day advertising period before the calling of the bonds on April 1. In each instance the non-profit corporations indicated unwillingness to call the bonds. City Attorney also advised that, according to the terms of indenture, the Sutter-Stockton Garage can be asked to transfer to the General Fund the surplus of $3,000,000. Director Brady stated that the directors of Sutter-Stockton had not yet been approached, but they are having a meeting in April and they will be advised before that time to discuss this.

The Mayor has indicated that at the present time she is considering some imput from persons in the Chinese community regarding a project they have in mind with regard to Portsmouth. The Mayor indicates she will hold up any action on Portsmout pending a report. She has, however, given them a specified time when they are to come back to her with their proposal. When and if that time elapses, she will request that the bonds be called.

With regard to Sutter-Stockton it is merely necessary to make the request, get the approval of the Board of Directors and the surplus money can be transferred to the General Fund. On a continuing basis anything that accrues in surplus can be turned over to the City. Our figures indicate that with no change in rates, between Fifth & Mission and Portsmouth $100,000 will go to the City on an annual basis, and from Sutter-Stockton a minimum of $600,000 annually.

Chairman Magnin stated for the record that, substantiating what Director Brady said, a copy of a letter from Paul Newman, Attorney for Portsmouth, had been placed in each member's file. In this letter Mr. Newman stated that the Executive Committ had voted not to redeem the bonds; that they anticipate perhaps development of parking in or about the International Hotel site. Calling on Miss Heiser, Chairman Magnin stated that it was his understanding that when Sutter-Stockton had talked in terms of going across the street and acquiring some residential hotels, unless it was contiguous to the present garage, they were precluded from doing that. He inquired if Portsmouth was different in that respect. Miss Heiser said that Portsmouth is the same - it is in the indenture, subject to amendment. Chairman Magnin asked if the wording "within the vicinity" precludes that, to which Miss Heiser replied that Mr. Kenealey has been assigned the task of writing a legal opinion. Member McFadden inquired if in the two agreements one says "contiguous" and the other "in the vicinity" and Miss Heiser said that was correct.

6. Performing Arts Garage

Director Brady stated that the Land Disposition Agreement had been received from the Redevelopment Agency regarding the land for the Performing Arts Garage. It requires the signature of the Chairman of the Parking Authority. Director

Brady stated that it was her understanding that Redevelopment had been advised as of yesterday and they must advertise for two weeks. They will approve it at their meeting in April.

Chairman Magnin indicated that Resolution No. 707 calls for the approval of the Land Disposition Agreement. Member McFadden moved, seconded by Member Ergina that Resolution No. 707 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden
Noes: None
Absent: Member Muschi

Director Brady stated that we had received a copy of a letter dated March 10, 1980 from Wallace Wortman, Director of Property, to Mr. Frank Giordano of the Department of General Services. In the site for the Performing Arts Garage there are three parcels of property, one owned by CalTrans, one by the Department of General Services and one by the Redevelopment Agency. We have received approval on a 15% updated figure of $41,200. The Real Estate Department feels this is in order. Once the Disposition Agreement is signed, we can then enter into agreement of purchase of the property.

Director Brady pointed out that Housing Planning & Development has before them a request of Supervisor Hutch that no structure which could be used for housing be demolished for parking use. At a meeting with Mr. Kernan an attempt was made to have placed in that resolution a statement that Redevelopment properties were excluded. The only purpose was to hopefully stop any other persons from entering into lawsuits against us. At that time there was some testimony by other persons that we were going ahead with the Sutter-Stockton expansion and that will be before that committee in April.

Supervisor Hutch made a motion to rescind all action of the Board that had taken place on the Performing Arts Garage. That has been referred to the Finance Committee, but no calendar date has been received. All Parking Authority members have received a copy of a packet which was sent to each Board member indicating that many agreements and contracts had been entered into regarding the Performing Arts Garage and to our knowledge at this time we find we are obligated for about $600,000. Were the Board to rescind the actions, we have been advised by legal counsel that persons with whom we have made contracts would not sue the Parking Authority, but would sue the Board of Supervisors and the City and County. It is not believed the matter will pass out of Finance, but it is of great concern to us and to the sponsors who raised millions of dollars that replacement parking be provided. Talks have taken place with the Mayor's office and others to ask their assistance in assuring the Board that this action is specious.

Chairman Magnin brought out that each Member had received one of these so-called "packets" and feels that it should be made a part of the record and made available to anyone who should choose to read it. He pointed out that we are not building new parking spaces but are replacing those that were taken for the Performing Arts Center. Also, since there are legal obligations, there is certainly if not a legal obligation, a moral problem to put adequate parking spaces in the area. Director Brady brought out the fact that the problem arose in great part because of the fact that we have five new members on the Board of Supervisors and many actions involving the Performing Arts Garage had taken place prior to their being seated on the Board. She felt this was the only way to apprise them of what had happened. Mrs. Brady stated that she also intends to speak with them individually.

7. Proposed Increases in Parking Fines and Parking Meters, Including Tax on Non-Profit Corporations

Director Brady stated that the Mayor's tax package includes a doubling of all parking fines. This does not need a vote of the people; it has been passed by the Board. Also included is a doubling of parking rates which, again, does not need a vote of the people. Director Brady stated that with regard to parking meter rates, she and Chairman Magnin had a meeting with the Mayor's Budget Office. It was agree that were we to find the Parking Authority the recipient of $6,000,000 per year instead of $3,000,000, we would be more than willing to give surplus money to the General Fund at the end of the fiscal year. Director Brady and Chairman Magnin indicated that they were well aware of the needs of the City and felt the Parking Authority would be more than happy to help.

Another proposed tax is on the non-profit corporations. The Mayor's Budget Office and the Board of Supervisors as well as Mr. Harvey Rose feel that if we were, in fact, not to receive money from these non-profit corporations, the only answer would be to put a tax of $250 per $1,000 of gross receipts. That tax, however, would have to go to a vote of the people.

Director Brady read a letter dated March 13, 1980 from Gregory Hurst of the San Francisco Chamber of Commerce stating that they had gone "on record as supporting Mayor Feinstein and the revenue package she had developed to deal with the City's shortfall. This support includes the parking tax and the increases in the business tax.

"One of the conditions of this support is a recommendation that the Parking Authority call as many of the outstanding bonds used to finance the various city garages. We are also recommending that the rates for parking in the City garages be brought up to a level that is competitive with those lots owned and operated by private operators."

8. Marina Addition - City Planning Negative Declaration

Director Brady informed those present that we had taken the addition to the Marina facility to the Planning Commission for conformity with the Master Plan. This was passed out of City Planning. The Parking Authority is now in a position to employ expert engineering persons so that it can be taken to the Board of Supervisors for approval. Mrs. Brady asked the Authority's permission to get estimates from Conrad Associates since both the Planning Commission and the Department of Public Works and others find they have great rapport working with Conrad. Member McFadden moved, seconded by Member Louie that this permission be granted. The vote was unanimously in favor.

9. Unfinished Business

Status of Moscone Center Garage

Miss Heiser stated that this had largely been covered in her report. She state that when referral for the Master Plan is received, they will be giving a final report. There is a supplemental in Mr. Rose's office that would give permission to get money from the Off-Street Parking Fund, but the Parking Authority has asked tha this not be moved until the lease was ready. The lease is ready.

10. New Business - None

11. Public Discussion of Agenda Matters

Mr. Paul Newman stated that he would like a description of taxes and charges passed and anticipated by the City in connection with the garages. Chairman Magnin stated that he had read in the newspaper about an increase from the present 15% to 25%, but was not aware of the $250 tax on the non-profit corporations. Director Brady stated that she went to the Finance Committee meeting and the legislation was in a packet. Supervisor Lawson felt it was very strange, therefore, it was put over. Mrs. Brady indicated there was quite a discussion on the 25% parking tax because at present 5% of this tax goes to senior citizen services. The Mayor's office and the Board did not want an increase in that allocation. They want the full 20% of the 25% to go into the General Fund.

Mr. Sol Onorato asked when this was going to take effect and if any of it would be retroactive. Mr. Onorato said that there is a common fallacy that taxes are paid by the public. Because of ever increasing taxes, labor and overhead costs, etc., in a sense taxes are directed to and borne by the man who is in business. If the tax goes to 25% we will lose many people in this industry in San Francisco.

12. Adjournment

There being no further discussion, Chairman Magnin adjourned the meeting at 2:15 PM.

Respectfully submitted,

Margaret L. Brady
Director

Copies of the above mentioned documents are on file in the office of the Parking Authority.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - 426th Regular Meeting

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Thursday, April 17, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Mr. Francis H. Louie
Dr. Amancio G. Ergina
Dr. Michael J. McFadden
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Margaret Heiser, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: M. Gudeman, League of Women Voters, SF
Nelson Wong, DPW, 460 McAllister St., SF
Sol Onorato, S.E. Onorato, Inc., 550 Pine St., SF
Owen R. Brady, Richmond District, 535 39th Ave., SF

ABSENT Donald Magnin, Chairman

In the absence of Chairman Magnin, Member Francis H. Louie called the meeting to order at 1:30 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular meeting held March 20, 1980 were adopted as submitted.

3. Communications
Director Brady stated that we had written to the non-profit corporations asking them to retire their bonds. This week she attended a meeting of the Board of Directors of the Sutter-Stockton Garage along with Margaret Heiser, Deputy City Attorney, and James Porter of the Controller's Office, and asked them to turn surplus funds over to the General Fund. The Mayor also wrote a strong letter to the corporation indicating the problems the City is having and stating that this money is needed. Mr. Ludwig is contiuing to push the addition to Sutter-Stockton even though he has been advised that the project is not feasible at this time. The matter of the surplus funds was held in abeyance and another meeting of that Board of Directors will be called after a meeting with the Mayor.

Director Brady stated that she had written to the Mayor suggesting that Mr. Magnin write to each member of the Board of Directors in the hopes of getting the surplus funds. She stated that legal counsel advises that according to the indenture, the money can be turned over to the City and the Board members will find it

most embarrasing to find themselves involved in a lawsuit.

Member Ergina inquired as to whether Mrs. Brady had any feelings on how the Board of Directors felt about the Mayor's letter. She stated that it was very difficult to find out at that meeting except that on a very full agenda, the Mayor's letter was Item 24. There was really no vote; merely a presentation by Mr. Ludwig, and no voice against. To Member Ergina's inquiry as to whether there was a voice in favor, Mrs. Brady replied in the negative. Mr. Ludwig had stated that "some person" had had a meeting with the Mayor and she had not indicated that she was opposing the project.

Director Brady stated that she will attend a meeting next week with the Fifth & Mission Board of Directors. She said that a meeting had been held in the Mayor's office, but she was not included and the Mayor's office had apologized. Mr. Sol Onorato stated that this garage was more than willing to turn over its surplus funds He said that was originally the intention in the indenture.

Civic Center will have a meeting on Wednesday and Mr. Cinelli, President of that non-profit corporation, has indicated that there is over $1,000,000 in surplus funds and they will retire $1,000,000 of $2,000,000 outstanding. The rent which the City is now paying in the amount of $285,000 per year, will go down.

The Mayor's office has indicated that there is a political problem with the community at Portsmouth, and has asked that we hold this in abeyance until this is resolved.

Director Brady stated that we had also received a letter from the San Francisco Downtown Parking Corporation stating that one of their directors, Mr. Harry Buckel, is resigning and they are submitting the name of Mr. Bernard Averbuch. This was put to a vote and Member Ergina moved, seconded by Member McFadden, that Mr. Averbuch be appointed to this Board. The vote was unanimously in favor.

Director Brady stated that she had met with the San Francisco Unified School District to utilize some property they have where schools have been phased out. The Buildings & Grounds Committee asked for help with the Yerba Buena Schoolyard. The Real Estate Department will help them with the lease. It is estimated that the School District will probably earn $3,000 per month or more.

Mrs. Brady stated that Laguna Honda School is a different situation in that there was quite a bit of opposition. She stated that we are not really interested in this area because Traffic Engineering has indicated that there is not that much need. However, the Parking Authority must respond due to pressures from the merchants.

Director Brady stated that she had some good news in that we had written to the CAO's office and asked for the return of over $1,000,000 which had been loaned to the Yerba Buena Center Project for sewer construction in 1972. Mrs. Brady stated that a telephone call had been received from Mr. Hesse of the CAO's office indicating they will return the money in installments due to a problem with cash flow. Installments of $200,000 each will be received in October 1980; January, April and October 1981; and the balance in January 1982. They will send the Parking Authority a formal letter to this effect.

5. Report of Legal Counsel

Miss Heiser said that Mrs. Brady had covered much of her report but added that she has been drafting documents implementing what was agreed to with the Mayor. The Performing Arts Garage has been delayed again because the City's bond rating has been suspended pending complete audits by the Controller. They will be ready the end of July. Construction bids will be advertised the first week of July and bids will be received August 11. Bid documents will be approved at the August 21 meeting. Bond bids will be received September 10, with delivery of bonds and notice to proceed on September 30. Dates on the Land Disposition Agreement will have to be amended and will be considered at the Redevelopment meeting next Tuesday.

Miss Heiser reported that the Moscone Center environmental review is fully completed and we are awaiting the Master Plan review from City Planning.

Director Brady stated that with regard to Performing Arts Garage the bids for the demolition contract will have to be redone because the successful bidder did not have a demolition permit.

These reports also covered Items 6 and 7 on the agenda.

8. Resolution No. 711 - Approving Plan from Friends of Noe Valley to Upgrade 24th and Castro Parking Lot

Director Brady reported that the Friends of Noe Valley had received $500 from SPUR. They would like to use this money on the 24th and Castro Streets parking lot. They are asking permission to raise the bulletin board and install a bike rack under it. They would also like to put concrete slabs over the planter boxes so they can be used as benches. Director Brady stated that this has been taken up with Traffic Engineering. If the Friends of Noe Valley can purchase the bike rack and the slabs for the benches, the work to install them will be undertaken by Traffic Engineering and the nominal amount necessary will have to be appropriated. It was moved by Member Muschi, seconded by Member Ergina that Resolution No. 711 be adopted.

Ayes: Members Louie, Ergina, McFadden, Muschi
Noes: None
Absent: Member Magnin

9. Resolution No. 702 - Authorizing Parking Authority Director to Attend Annual Institutional and Municipal Parking Congress and Requesting Permission to Expend $470 Travel Money from the Parking Authority Budget

Director Brady informed the Members that the IMPC meeting is to be held in Los Angeles, and that since California is an ERA state and the travel money is in the budget, there should be no problems. It was moved by Member Muschi, seconded by Member McFadden, that Resolution No. 702 be adopted.

Ayes: Member Louie, Ergina, McFadden, Muschi
Noes: None
Absent: Member Magnin

10. Resolution No. 709 - Requesting Use of Forms Recommended in Touche Ross Review of Operations dated December 1979

The Touche Ross report came out with some recommendations for reporting forms

from all of the non-profit corporations and all other city parking facilities. Mrs. Brady asked the Authority to approve this resolution so we can request each facility to start using the new forms as at July 1. These forms give a better opportunity for comparison. At the present time each facility is properly reporting, but each in a different manner making it difficult to compare labor costs, etc. Member Muschi moved, seconded by Member Ergina, that Resolution No. 709 be adopted.

Ayes: Members Louie, Ergina, McFadden, Muschi
Noes: None
Absent: Member Magnin

11. Resolution No. 710 - Requesting $78,107 Supplemental Appropriation for the Purpose of Converting Parking Meters to Eliminate Pennies and to Purchase Additional New Meters and Equipment to Effect the Change in Meter Rates

This resolution has to do with the fact that meter rates will be changed in accordance with the Mayor's new revenue package. Director Brady reminded those present that last year $743,625 was appropriated to purchase new meter heads. Delivery was delayed because it was anticipated that pennies would be eliminated and this has now happened. The Finance Committee has instructed the Parking Authority to appropriate whatever funds necessary to convert the meters. Mr. Nelson Wong of Traffic Engineering said that $78,000 would be necessary for conversion of the existing meters to the new rates and to change them to eliminate pennies. However, it has been found that since last year's appropriation, prices have increased more than 25% and the cost of some of the equipment has doubled. Therefore, the new meters and equipment cannot be purchased with existing funds and an additional $204,775 would be necessary. For this reason, Resolution No. 710 must be amended to show an amount of $282,882 rather than $78,107. Mr. Wong stated that each month of delay means a loss of approximately $125,000 in meter revenue. Member McFadden moved, seconded by Member Ergina, that Resolution No. 710 be amended to show $282,882 and be otherwise adopted as presented.

Ayes: Members Louie, Ergina, McFadden, Muschi
Noes: None
Absent: Member Magnin

12. Unfinished Business

Member Muschi inquired as to what was happening with the Marina district parking facility at the Yerba Buena School. Director Brady replied that she had met with the Buildings & Grounds Committee of the SFUSD and will work with them to put it out to bid to an individual operator. The operator will do the paving.

Member McFadden left the meeting at this point.

Member Muschi asked about the double decking of the Marina facility and what the rates would be. Director Brady replied that the rates on all the facilities will have to be discussed to impose the 25% parking tax.

13. New Business

Director Brady stated that a request had been received from the Sutter-Stockton Garage for approval to expend $982 for the installation of a fresh air ventilation system for the office and $10,300, after trade-in, for the purchase of a new garage sweeper, FMC - Model 67 Demo, this money to be paid out of the non-profit

corporation. Member Ergina moved, seconded by Member Muschi, that this approval be given.

Ayes: Members Louie, Ergina, Muschi
Noes: None
Absent: Members Magnin, McFadden

14. Public Discussion of Agenda Matters

Member Muschi inquired as to the status of the North Beach garage. Director Brady stated that this is not a Parking Authority item, but that the Real Estate Department feels that the mini park will not happen. This item has been on the Board calendar two or three times and each time Supervisor Molinari has asked that it be removed. Member Muschi brought out that this area is in North Beach, not Chinatown and North Beach has a great parking need.

Mr. Onorato was then called on regarding Fifth & Mission. Mr. Onorato stated that he has been a good friend of the Parking Authority for many years. He brought out the fact that a meeting had been held in the Mayor's office and a question arose as to the language in the lease itself. He said that the language in all the non-profit corporation leases indicates that all the bond indentures must have a completely filled bond indenture fund. Once all the funds become filled anything over and above 100% may be turned over to the bondholders or to the City. He said that Civic Center is going to retire $1,000,000 worth of bonds. As long as the bond accounts are kept filled, any money you give to the bondholders is like giving them a gratuity. Mr. Onorato stated that the lease specifically states that when the bond reserve accounts are filled, any excess goes to the City. All of the surplus money from Fifth & Mission was offered to the Mayor; this might run to $1.2 million now and an ongoing yearly surplus.

15. Adjournment

There being no further business, Vice Chairman Louie adjourned the meeting at 2:10 PM.

Respectfully submitted,

Margaret L. Brady
Director

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ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - 427th Regular Meeting

Thursday, May 15, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Mr. Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Dr. Michael J. McFadden
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Margaret Heiser, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, Portsmouth Square, 733 Kearny St., SF
Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Albert Petteruti, System Auto Parks, 555 Kearny St., SF
Allen F. Tong, Japan Center Parking, 1660 Geary Blvd. SF
M. Gudeman, League of Women Voters, SF
Mervyn Silberberg, CCNP, 3700 Sacramento St., SF
Collins C. King, Downtown Center Garage, SF
Al Giannini, District Council of Merchants, 324 Clement St., SF

Chairman Magnin called the meeting to order at 1:35 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular meeting held April 17, 1980 were adopted as submitted.

3. Communications and
4. Director's Report
Director Brady introduced a letter dated May 14, 1980 from the Council of District Merchants. She stated this letter did not appear on the agenda because it had only been received today. This letter states that the District Merchants do not see the Authority directing its attention to parking needs in the neighborhood commercial districts and, in fact, note a pattern of diverting money from the Off-Street Parking Fund, which was to be used in the neighborhoods, to downtown projects. They indicate that they would like to know the Parking Authority's priorities with respect to distribution of available funds and providing adequate parking in the neighborhood commercial districts, and the status of a number of neighborhood improvements. Director Brady stated that a great deal of money was expended in the Polk Street area, North Beach and Peabody School. All of these projects were turned down at public hearings. Presently Mission-Bartlett, Marina and others

are still being worked on. We are working on a parking facility at the Yerba Buena Schoolyard. This project has been approved by the School Board and the Real Estate Department will draw up a contract for them. It will have nothing to do with the Parking Authority; we are merely offering our help because the Marina district is in great need. Director Brady stated that this meeting will cover a great many items and, hopefully, by the end of it we can assuage some problems.

Another communication that was not received with the agenda is a letter dated May 5, 1980 to Mayor Feinstein from Paul Newman. In this letter Mr. Newman disagrees with the City Attorney's opinion with regard to Portsmouth. Mr. Robert Kenealey maintains that the current monies are irrevocably pledged to the payment of principal and interest on the bonds. However, Mr. Newman's letter contends that ". . .the Bond Indenture does indeed provide that all revenues are irrevocably pledged to the payment of principal and interest on the bonds. This language appears in all indentures, and without further elaboration, it would seem that this is an insurmountable obstacle, but the Indenture does further provide for amendment and refinancing. . ." His letter also states that ". . .the Bonds shall be subject to redemption prior to their stated maturity, at the option of the Corporation as a whole or in part. . ." Mr. Kenealey's letter stated that ". . .A review of the Agreement dated December 31, 1959, incorporated by reference into the Indenture and the Portsmouth Square Public Parking Lease dated March 29, 1960, shows a clear intent that all monies in the Surplus Revenue Fund after February 15, 1970 shall be applied to the redemption of Bonds by the trustee on the next succeeding interest payment date. . ." Mr. Kenealey has also sent a certified copy return receipt requested, of a letter dated May 13, 1980 to Mr. G.B. Nelson, of the Security Pacific National Bank, serving as.". . .a demand by the City and County of San Francisco upon the Security Pacific National Bank, as trustee under that certain Indenture dated as of October 1, 1959 between the City of San Francisco Portsmouth Plaza Parking Corporation and your predecessor trustee, Pacific National Bank of San Francisco, for you as trustee to redeem all of the City of San Francisco Portsmouth Plaza Parking Corporation Bonds as provided for in Section 5.02(g)(2) of said Indenture. . . "

Director Brady stated that with regard to Mission-Bartlett, a meeting had been held with people from La Raza. We are still working on getting a negative declaration from the Planning Commission indicating that we can go ahead with the second deck. The Mayor and the Board have indicated that they are supportive.

A letter was also received from Conrad Associates dated May 5, 1980 indicating that their latest estimate for the redesign of Mission-Bartlett is $1,748,000 plus the cost of survey and soils information, professional fees, permits and testing and inspection, or a total of $1,870,000. Mrs. Brady informed those present that this presents a very serious question as to whether we can fund this type of project out of the Off-Street Parking Fund. We may have to go to a bond issue, and in that case we could not meter that lot because there would not be enough revenue to offset the bonds. Therefore, we must look into how this project can be financed. Miss Heiser said that a bond issue would also need voter approval.

Another letter received from Conrad Associates dated May 5, 1980 with regard to the double decking of the Marina facility stated that they do not believe the structure was designed for another level. They estimate that another complete level accommodating approximately 34 parking spaces would cost about $350,000. We do have a negative declaration from City Planning. The work would be done on a time and material basis and Conrad is asking for $15,000. However, rather than ask for it at this time, since Traffic Engineering may have some money left over from

their feasibility, we will check with them to see if they have any funds available for this.

A letter was received from Keil, Connolly & Barbieri dated May 9, 1980 indicating that Larry Barret was the successful bidder for the Civic Center lease.

A copy of a letter dated May 8, 1980 from Jeffrey Lee, Director of Public Works, to the Board of Supervisors with regard to the baying of London and Paris Streets was read to those present. This letter states that on December 13, 1979 the Office of Environmental Review issued a negative declaration for this project. Director Brady stated that we will be asked to provide funds for this project.

A request has been received from the Mission Housing Development Corp. dated May 9, 1980. They have obtained a piece of property adjacent to our parking lot at 16th & Hoff Streets. The property fronts 16th Street. They will be able to construct about 24 housing units on it. They are asking about the possibility of obtaining air rights, which would double the capacity for housing. Director Brady stated that air rights arrangements can probably be made at minimal cost, but we would ask them to provide for additional lighting, etc. The Real Estate Department is checking out the possibilities. It is possible they would need only half of our lot. On the other half we might be able to get additional parking.

A letter dated May 7, 1980 regarding lighting in Civic Center has been received from Mr. O.L. Moore of the Public Utilities Commission stating that they have instructed PG&E, who owns the streetlights, to replace the existing 6,000-lumen incandescent lamps with 10,000-lumen units. We will check with the lessee of the Civic Center Garage to find out about the possibility of increasing lighting in the stairwells.

Dr. Ergina asked how far they have progressed with the housing at Mission-Bartlett. Mrs. Brady stated that they are apparently doing quite well, having received a commitment from HUD and have even gone so far as to figure out a tentative schedule. Our problem at this time is whether or not we have that kind of money; it will be a question of financing. Member Ergina asked if they mentioned HUD's letter of impaction. Several months ago HUD disqualified Section 8. Director Brady said that this is not low-cost housing; it is cooperative housing. The people would build up an equity and could resell at a later time.

5. Report of Legal Counsel

Margaret Heiser, Deputy City Attorney, stated there are a couple of items to be considered - approval of the Land Disposition Agreement regarding the land for the Performing Arts Garage. She said that the Redevelopment Agency unanimously approved it with a few amendments to reflect a new time schedule. In addition, the non-profit corporation agreed to the transfer by 5th & Mission of the existing surplus funds at the end of June to the General Fund.

At a meeting with the Civic Center non-profit corporation it was agreed that the million dollar surplus would be used to retire the bonds, and the current lease would be extended for the life of the bonds. The corporation wanted to remain in control until 1988.

Miss Heiser stated that she hopes to bring the lease for the Moscone Center to the next meeting; still working on the City Planning referral.

Miss Heiser reported that the office is working on the situation with Portsmouth

Chairman Magnin referred to paragraph 2 of Miss Heiser's memorandum of April 24 to Director Brady: "2. The bondholder would waive the premium on the bonds that were to be retired early." He submitted that he felt they should sell them back at a very substantial discount.

Chairman Magnin informed those present that some meetings have been held with the Mayor and the Mayor's office with regard to the fact that the City is in somewhat of a fiscal crisis and that an article he had read indicated that San Francisco and New York were the most susceptible cities to go under financially. He stated that it was irresponsible for non-profit corporations to withhold funds and that neighborhoods may also be subject to less funds because of this drastic situation.

6. Resolution No. 712 - Approving Request of Tudor Engineering for Payment of $17,080 for Services Rendered with Regard to Performing Arts Garage

Director Brady informed those present that the Board of Supervisors had approved $20,000 for the updating of plans and specifications for the Performing Arts Garage which had been ready in March 1978. Under the bond ceiling that we have there were some modifications made taking out of the original bid ticket spitters, etc. which will be put into the lease bid. Approval is requested to pay this bill. Member Muschi moved, seconded by Member McFadden that Resolution No. 712 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

7. Resolution No. 717 - Approving Request for Use of Off-Street Parking Funds for Final Legal Fees in the Amount of $3,075 for Services Rendered with Regard to Performing Arts Garage Suit Approved by Resolution No. 690 for $10,000

Director Brady stated that, as is known, a number of suits were filed against the Parking Authority and this is the final billing for legal fees. The Board and Mayor approved $10,000 for these legal fees and this need only be sent to the Controller for payment. Member Muschi moved, seconded by Member Louie that Resolution No. 717 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

8. Resolution No. 711 - Approving Land Disposition Agreement, With Amendments, and Authorizing Chairman of Parking Authority to Execute Same on Behalf of the Parking Authority - Performing Arts Garage

Director Brady stated that, as Miss Heiser indicated, this resolution requests the approval of the Parking Authority to sign the Land Disposition Agreement. There being no discussion, Member Muschi moved, seconded by Member McFadden that Resolution No. 711 be adopted.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

9. Resolution No. 716 - Authorizing Acquisition of Certain Real Property Required for the Performing Arts Garage and Requesting Appropriation for Acquiring Said Land

Director Brady brought out that we have a 5.3 million dollar bond ceiling. However, there still are funds in the 1947 Bond Fund Group 05-503 which is to be used only for the acquisition of property for off-street parking. It was money out of this fund that was used to acquire neighborhood lots, the Sutter-Stockton acquisition and the Fifth & Mission property. This fund presently amounts to approximately $400,000. We are asking and will ask the Board of Supervisors to approve the use of that money to acquire the property for the Performing Arts Garage. This property is partially owned by the Redevelopment Agency and they will sell their portion to us for $333,000. Two smaller parcels are owned by the State of California and their appraiser has indicated that we will know within a few days what price they will ask for them. They have, in fact, raised the amount. Chairman Magnin stated that this resolution will be voted on with the knowledge that the blanks will be filled in subject to determination of the final figures. He noted the importance of the sixth paragraph in the resolution which states that the 1947 Bond Fund Group can be used only for the purpose of acquiring property for off-street parking facilities. There being no further discussion, Member Muschi moved, seconded by Member McFadden, that resolution No. 716 be adopted subject to the blanks being filled in with the appropriate figures when received.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

10. Resolution No. 715 - Approving Surplus Revenue Fund Agreement Relating to Fifth & Mission Garage and Authorizing Chairman of the Parking Authority to Execute Same

Director Brady stated that Miss Heiser had met with members of the non-profit corporation Board of Directors. They agreed to turn over their surplus funds on or before July 1, 1980. However, the Controller has indicated that the transfer should be made as at June 30. Member Muschi moved, seconded by Member Louie, that resolution No. 715 be adopted with the amended date of June 30, 1980.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

11. Resolution No. 713 - Approving Contract with Orrick, Herrington, Rowley & Sutcliffe - Bond Redemption Non-Profit Garages - and Requesting Supplemental Appropriation in the amount of $25,000

Director Brady informed those present that this is a new appropriation. We have a written agreement from Orrick, Herrington, Rowley & Sutcliffe - a letter setting forth the agreement. There has been extensive preliminary discussion and we are asking permission to go to the Board and the Mayor to ask for $20,000 for hourly fees and $5,000 for out-of-pocket expenses. Chairman Magnin asked whether this money was to come from the General Fund since the resolution did not indicate where the money was to come from. Director Brady stated that this money was to come from the Off-Street Parking Fund and, since it is to be used for attorney fees, it is not refundable. Member Muschi moved, seconded by Member Ergina, that resolution No. 713 be adopted with the amendment showing that the $25,000 is to come from the Off-Street Parking Fund.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

12. Resolution No. 714 - Disposition of $1,333,335.32 to be Returned to the Parking Authority by the Department of Public Works Loaned to them July 10, 1972

Chairman Magnin informed those present that at the request of the then Mayor Alioto, the Parking Authority loaned $1,536,530 to the Department of Public Works for the Yerba Buena Center for sewer relocation. Director Brady brought out that the funds were to be returned to the Parking Authority upon the sale of Yerba Buena Center bonds. The bonds for the Yerba Buena Center have been sold and the Chief Administrative Officer has now agreed to return the money in $200,000 installments to be made in October, 1980, and January, April and October 1981 and the balance in January 1982. The Mayor's office has requested that the funds received in October 1980 and January and April 1981 be turned over to the General Fund. The reason for the resolution is that the Controller must certify that there are certain funds available in order to present a balanced budget. Member Muschi moved, seconded by Member Louie that resolution No. 714 be adopted as presented.

Ayes: Members Magnin, Ergina, Louie, McFadden, Muschi
Noes: None
Absent: None

Director Brady informed the Members that the matter of conversion of the parking meters was heard in the Finance Committee yesterday. The original estimate was $126 per meter head, however, the bid came in at $109, reducing the total amount approximately $122,000. The Department of Electricity and Traffic Engineering feel the new meter heads can be installed by August 15. This will increase revenue by $100,000 per month, possibly more.

13. Letter dated May 1, 1980 from Paul Newman re Resignation of Warren Truitt from Board of Directors of Downtown Parking Corporation, to be Replaced by Jack L. Richardson

Director Brady informed the Members that a letter had been received from Paul Newman indicating that Warren Truitt had resigned from the Board of Directors of the Downtown Parking Corporation and the name of Jack L. Richardson has been submitted to replace him. There being no discussion, Member Muschi moved, seconded by Member McFadden that Mr. Richardson be approved. The vote was unanimously in favor.

14. Unfinished Business - None

15. New Business - None

16, Public Discussion of Agenda Matters

Mr. Sol Onorato stated that he would like some clarification as to the Civic Center lease. He stated that it was his understanding that the Parking Authority had nothing to do with the operational bid of the Civic Center Garage. He was informed that this was correct and he stated that he then would have to look elsewhere regarding the unusual type of bidding involved since some bidders feel they have not been totally given the facts in the matter. Miss Heiser pointed out that the bid must be approved by the Controller, but that is after the selection of the operator. Mr. Onorato stated that he would look elsewhere for the information he wanted.

Mr. Albert Petteruti of System Auto Parks stated this also answered his question He said that the president of his company wanted to be here today to put forth his views about how System Auto Parks felt about the way the bids were presented with regard to Civic Center. However, as the Parking Authority had nothing to do with it, they also will look elsewhere and not take up the Parking Authority's time. Director Brady stated that she attended the meeting only as an observer. The bid was strictly between the non-profit corporation and the operator. Mr. Petteruti stated that they have been in business for 60 years and don't see how this bidding could be accepted and should be thrown out. Somebody somewhere should state some opinion as to the bids that have been going in. Mr. Petteruti said that he had been requested by the president of his company to come in and go on record that System Auto Parks is totally against this type of bidding. Chairman Magnin made the statement that the name Parking Authority is a great misnomer because we have very little authority. Mr. Petteruti said that not all operators go along with this - maybe some operators sit back and say why should I take this money out of the bank; why should I waste my time He asked how these bids can be accepted.

Mr. Onorato asked if he were right in assuming that the operation of the facility is by the Parking Authority for the City & County of San Francisco. Director Brady informed him that the non-profit corporation are the people who are in charge of that operation as long as there are bonds outstanding. Mr. Onorato asked if the City & County of San Francisco is going to be the subsidiary. Director Brady stated that in this instance it will be the Recreation & Park Department.

Mr. Onorato then asked about the amount that Fifth & Mission is going to give to the City. He asked that rather than July 1, did he understand it should be paid June 30, to which Director Brady replied that would be preferable so that the Controller can certify the funds. She stated that the Controller must certify that he has X number of dollars or that they are going to be available.

Mr. Paul Newman stated that he wanted to go on record as counsel to set the record straight: The invitation for bids for Civic Center was origianlly faced by the Department of Properties and was sent to them and to the Controller before bids were publicized.

Chairman Magnin then stated that he did not feel it was inappropriate to mention to the Members that he and Mrs. Brady had met with elected City members of government with reference to the fiscal crisis. He stated that we have been asked to encourage corporations with surpluses to pay them over to the City, whether by retirement of bonds, outright donation of funds or whatever. He felt that it was not wise to have static in changing standards. Some of the hard standards that were valid in 1947 when bonds were issued to acquire land on which a public garage is erected are the same standards that one might apply today. Without reference to the particular garage, when we discussed the possibility of paying over the surplus, they were very protective of their finances. They were never reminded of the acquisition of the land with public money - without right of condemnation that land would never have been assembled. Mr. Magnin stated that maybe there is a moral obligation. He said to one of the presidents of the corporations: "I want you, in your deliberations, to appoint a spokesman who will then stand up to the committee in this time of fiscal crisis and say we will not pay over those funds." He stated that perhaps there are some situations where we should not strip ourselves of all funds, but at the very least defer certain projects considering the situation in which the City finds itself

Mr. Petteruti wanted to say that all the operators in town pay the same union wages, the same amount so that a particular operator can make sure it functions properly. They also submit an operating budget. Any overage will come out of his budget.

Director Brady stated that in response to our Touche Ross report, we have sent letters to each of the operators asking them to conform to the indentures and report on a uniform reporting system to apprise us of their budget at the beginning of the year and to report on these forms.

Chairman Magnin stated that it had been reported to him that maybe because of some of the methods by which the non-profit corporations have operated that we never have another non-profit corporation vis-a-vis garages so that we will have more control. Mr. Petteruti said that he was not aiming at the non-profit corporations. With an operating budget any operator worth his salt would not submit a bid of 8¢ or $500 refund. The president of his company is still in awe. They should be run out. It doesn't make sense; this kind of bid does not make sense. If an operating budget were submitted on any garage, that is where the professional would come into it.

Mr. Onorato said that, because of a technicality, the City bails out the non-profit corporation, the tax paying public has been euchred out of taxes. It was a losing proposition. The City thought it was going to make a sock-full of money, but it did not. He stated that what Mr. Petteruti says is absolutely correct. He said they have lived within their budget both at Portsmouth and at Fifth and Mission. Insurance goes up; utilities and energy have gone up; all operating expenses; labor costs 20¢ per minute per man. They have a budget at Portsmout and at Fifth and Mission and know what expenses are, but have lived within their budget in all cases.

17. Adjournment

There being no further discussion, Chairman Magnin adjourned the meeting at 2:35 PM.

Respectfully submitted,

Margaret L. Brady
Director

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ON FILE IN THE OFFICE OF THE PARKING AUTHORITY

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - 428th Regular Meeting

Thursday, June 19, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Mr. Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Margaret Heiser, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Nelson Wong, DPW-Traffic Engineer, 460 McAllister St., SF
Allen Tong, Japan Center Parking, 1660 Geary Blvd., SF
S.E. Onorato, St. Mary's Square Garage, 433 Kearny St., SF

Absent: Dr. Michael J. McFadden

Chairman Magnin called the meeting to order at 1:30 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular meeting held May 15, 1980 were adopted as presented.

3. Director's Report
Director Brady informed the Parking Authority that a new member had been selected to replace Dr. McFadden; however, there had been some confusion as to the swearing in. Later the person who was to be appointed indicated she did not wish to serve. We have asked to be advised when someone else is considered.

Meeting with Redevelopment Agency - Redevelopment and Rudy Nothenberg have suggested that we attempt to secure sites and get some locations that we might place on the ballot in November. There will be no election in June of next year. Redevelopment has suggested a site at Fourth & Harrison Streets, which is directly on the entrance to the freeway and is, therefore, not a very good site. Traffic Engineers have been asked to look at it.

Marshall Square - The repairs have been completed. Marshall Square has been repaved, new wheel blocks, lighting, ticket booth and fence have been installed. However, we have been advised that we should have gotten the approval of the Art Commission before proceeding with this work. Director Brady has now gone to the

Art Commission and they have indicated that, before proceeding with the landscaping they wish to see the plans. DPW has checked the work as to specifications. They indicate that, with the exception of some minor things, the work was completed according to specifications. The operator has been asked to make the minor changes and bill the Parking Authority so that the Controller can make the payment.

Portsmouth Square - Indication has been received from one of the Directors that a meeting will probably be held soon and he will recommend that a portion of surplus funds be turned over to the General Fund. The date for the meeting has not yet been set, but Director Brady and Miss Heiser plan to attend.

Sutter-Stockton - Director Brady stated that she, Miss Heiser and Mr. Madden attended a meeting with the Sutter-Stockton people this morning. There has been no decision as to whether surplus funds will be turned over to the General Fund. The Board has broken up into sub-committees and their reports indicated that they would still like to pursue an addition to the facility. They now propose going east toward Grant Avenue; this would remove only 30 housing units instead of 270. They will ask the Mayor to expend $20,000 to develop a need figure and the legal aspects as to whether or not the project is feasible. They were instructed to bring it before the commission at that time.

Proposition S - Mr. Richard Dole, attorney for the Japan Center, indicates that conditions there are such that the 25% tax would create a very great hardship and many legal problems. Ellis-O'Farrell has also indicated that there might be some problems. Miss Heiser is researching so that we will have a full legal opinion as to how the tax may be imposed and what the ramifications may be.

Rates - The Traffic Engineers are now working on new rates for all the city-owned facilities. Instructions have been received from the Mayor and members of the Finance Committee to raise all rates in order to acquire more funds for the City. This increase has been held up pending the outcome of the 25% parking tax. We hope to have the figures for the new rates ready for the July meeting so that they can go to the Board of Supervisors and possibly be in effect by September 1.

Moscone Center - This is being held up by City Planning. A supplemental request for use of money from the Off-Street Parking Fund was prepared for plans, specifications, etc. We also asked for conformation with the Master Plan from the Planning Commission and our legal department was preparing the lease, so that we could take the whole package to the Board. Mr. Rose has, therefore, been holding the supplemental request. The Planning Commission feels this should go before them, however, they have been advised in a formal letter from Miss Heiser that they have no power in this instance. The Board was going to table the supplemental, however, Mr. Kenealey who was present at the meeting, indicated that since this money was not coming from the General Fund and had no bearing on the budget, it could be continued. Supervisor Renne then put it at the call of the Chair.

Civic Center Garage - Director Brady indicated that she had met with Nancy Carter of the Symphony, and Mr. Pan and Charlie Hodges of the Civic Center Garage. They indicated that at night, even when there are performances, there are no more than 200-220 cars in that garage, which has over 840 spaces. In order to encourage and to acquaint patrons of the Symphony and the Opera with the fact that this garage has been painted and is clean and safe, a program has been worked out to pre-pay 400 to 500 tickets. They will be large and color coded so that they can be placed

on the dashboard. Patrons could then enter and upon exit, would hand this ticket to the attendant. The garage operator has indicated that, with that in mind, they would be willing to put in security guards at the elevator and one on each floor also available to the stairs. This would obviously bring in more money for Rec. & Park. It has been recommended that the staircases going down into the garage be equipped with stanchion lights, added by the operator. It would then be recommended to the Controller that this paid for. These lights could be turned off after the performances. Mr. Arabouglou of Rec. & Park indicated this would be no problem.

Board of Education Properties - The Real Estate Department is preparing a bid package for the Yerba Buena School lot and the Parking Authority will put it out to bid. This will be strictly a Board of Education lot.

The Parking Authority has not heard from the Board of Education regarding Laguna Honda School, but it is believed they will ask us to put meters in that site. Mr. Nelson Wong indicated that he believes the neighborhood is against this project.

Chairman Magnin indicated that he wanted to make some remarks about the opening of the Performing Arts Center. He said that Mr. Nelson Wong of Traffic Engineering had done an outstanding job in preparing a plot and plan for the Performing Arts Center Opening Committee. Chairman Magnin felt that Mr. Wong had done a very excellent job, and did not know what would have been done without Mr. Wong's assistance. Chairman Magnin indicated that a suggestion had been made that spaces be reserved for the opening nights; however, Director Brady stated that by law spaces cannot be reserved. The tickets can be pre-paid and used on a space available basis. Chairman Magnin stated that Mr. Wong had indicated that when the opera is performing there are some 50 to 100 cars in Civic Center. Director Brady stated the only days, other than business days, the garage is utilized to the point of approximately 350 spaces is on Sundays. Chairman Magnin again indicated that he wanted the record to show that Mr. Wong had done a superior job.

4. Report of Legal Counsel

Director Brady informed the members that Miss Heiser is leaving us. She has been asked to join the firm of Orrick, Herrington, Rowley & Sutcliffe. Chairman Magnin offered congratulations. Miss Heiser said that she was sorry to leave and that the Parking Authority is a model client.

Miss Heiser then stated that Director Brady had covered most of her report. Her office is dealing with the Planning Department and has issued an opinion regarding the Redevelopment area. She is also working on the problems with Sutter-Stockton and some of the other corporations. Director Brady stated that a request had been sent to the Board of Supervisors asking that they permit us to use the 1947 Bond Fund for the acquisition of the land. We have found that this has not been moving, but it falls under the same category as the Moscone Center in that this money will not come from the General Fund.

5. Civic Center Garage - Agreement between non-profit corporation and City & County of San Francisco retiring approximately $1,000,000 of bonds and amending rental agreement

This item was put over because the proposal made by the bondholder was not available. Mr. Paul Newman, attorney for the non-profit corporation, informed those present that the bondholder had not been advised of Proposition S at the time the proposal was sent. The bondholder has now been supplied with a copy of Proposition

S along with the auditor's report to see if it has any bearing on his proposal.

At this point Director Brady introduced Mr. John Madden of the Controller's Office who will replace Mr. Jim Porter, who is retiring.

Director Brady stated that in this instance all of the rental on Civic Center is paid to the corporation and any other funds go to Rec. & Park. Mr. Newman stated that the bondholder's situation may be changed because of insufficient revenue. Chairman Magnin stated that he understood that the concern of the bondholder is that there will be less revenue on an annual basis and they would modify their proposal to that extent. Director Brady stated that the Controller's Office has certified that there is to be $900,000 from Civic Center and over $1,000,000 from Fifth & Mission. Mr. Madden said that, based on Proposition S, another million dollars may be pulled out of the budget. Mr. Newman pointed out that the bondholder is very fidgety and there was almost a problem in that they would not extend the lease for one year. The Board of Directors passed a resolution authorizing the bondholers to make a proposal, which would then be submitted to Hood & Strong. The only agreement for Fifth & Mission is for turning over funds to the City.

6. Approval of budget for Sutter-Stockton Garage

Mrs. Brady reminded those present that the Touche Ross report indicated that all budgets of the facilities must be approved by the Parking Authority. All of the facilities have been so advised and Sutter-Stockton is complying with the request. Mrs. Brady also stated that all facilities have been instructed to report on a uniform reporting system beginning July 1. She indicated that Sutter-Stockton has never exceeded their budget and requested that it be approved. Chairman Magnin pointed out that the corporation has no control over the increases, indicating a utility bill for 30 days in December of $5,000. In May of this year the same bill for 29 days was $7,400. Other major increases were in the payroll and related expenses. Chairman Magnin agreed that this budget should be approved.

Member Muschi moved, seconded by Member Louie, that the budget for the Sutter-Stockton Garage be approved as submitted. The vote was unanimously in favor.

7. Approval of request from Sutter-Stockton for expenditure of $1,500 for signs and $7,965 for repair and painting of walkways - safety and decor

Director Brady indicated that according to the indenture, any extraordinary expenses over and above the budget should come before the Parking Authority for approval. She asked that this expenditure be approved.

Member Louie moved, seconded by Member Ergina that this expenditure be approved. The vote was favored unanimously.

8. Air Rights at 16th & Hoff Parking Facility

Director Brady indicated that a request had been received from the Mission Housing Development Corporation, who have purchased property at 16th & Hoff Streets, that we grant them the air rights over that facility. It is felt that if they could double deck our adjoining parking lot they could double the housing. In doing so we would double deck the entire lot for additional parking. The Housing Corporation indicates that HUD told them they may not use the ground floor for residence. They will put in shops, etc. This matter has been referred to the Traffic Engineers and the Real Estate Department requesting their opinion. Under the Mayor's new program the whole neighborhood is being upgraded and we would be helping with housing and parking congestion. The project would add about 20 units of housing in an area

where housing is badly needed.

9. Unfinished Business - None

10. New Business
Approval of Ellis-O'Farrell and Golden Gateway Budgets
Chairman Magnin asked that a special meeting be called to consider these budgets.

Resolution No. 718 - Requesting Board of Supervisors to Appropriate $12,500 for Work Order for Independent Appraisal of Air Rights Over St. Mary's Square Garage

Director Brady stated that the Real Estate Department had advised us that the owners of the property at the northwest corner of Kearny and Pine Streets had been working on a proposed hotel development which would be constructed in part within air rights over the Parking Authority's portion of St. Mary's Square Garage, including the access from Kearny Street. She stated that apparently persons have been in touch with the Mayor's office and have gone to City Planning, who have indicated that it is a good project. In order to meet some of the requirements that City Planning has made, it is necessary to complete a valuation appraisal of the air rights over St. Mary's Square Garage and the entrance over Kearny Street. At this time the Real Estate Department does not have the staff to make such appraisal, and because of lease-hold rights, they feel an independent appraiser would negate any possible conflict of interest. The Real Estate Department has been in touch with Mr. Richard Robbins, an independent appraiser and a member of the American Institute of Real Estate Appraisers, who has estimated the cost, including related engineering studies, would not exceed $12,500. Director Brady requested approval of this resolution. Mrs. Brady's reply to Mr. Magnin's question was that she did not know whether there would be parking provided. Member Muschi moved, seconded by Member Louie, that Resolution No. 718 be adopted.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: Member McFadden

11. Public Discussion of Agenda Matters
Mr. Sol Onorato stated that the last item Mrs. Brady brought up was news to him. He stated that the air rights over St. Mary's belong to the lease holders until expiration of the lease. Director Brady stated that Mr. Wortman has indicated that there are leasehold rights. This is why he feels an independent appraiser could accomplish more than if the appraisal were done in-house.

Mr. Onorato then suggested that it was not a good idea to presell tickets at the Civic Center Garage. He suggested that on the days or nights when there are performances a "drop fee" be posted at the entrance, and outlined how this should be done. Mr. Magnin informed him that the tickets would not be pre-sold - they would be pre-paid. Patrons would be entitled to free parking if the Symphony pays $1,000 for opening night. The Performing Arts will pay for the tickets for opening night only. Director Brady stated that the pre-paid program will be for one season only and will be done to educate persons to the fact that Civic Center is there and available; it is clean, lighted and safe.

Chairman Magnin then asked that a resolution be drawn up for Margaret Heiser for good service to the Authority to be adopted at the next Regular meeting. He again expressed thanks and appreciation.

12. Adjournment
There being no further business, Chairman Magnin adjourned the meeting at 2:30 PM.

Respectfully submitted,

Margaret L. Brady
Director

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IN THE OFFICE OF THE PARKING AUTHORITY.

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - 429th Regular Meeting

Thursday, July 17, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Mr. Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark K. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: S.E. Onorato, 550 Pine St., SF
Allen F. Tong, Japan Center Parking, Inc., 1660 Geary Blvd., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF

ABSENT: Dr. Michael J. McFadden

Chairman Magnin called the meeting to order at 1:40 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular meeting held June 19, 1980 were adopted as presented.

3. Introduction of Mark Kertz, Deputy City Attorney
Chairman Magnin stated that it was with great pleasure that he introduced the Parking Authority's new Deputy City Attorney, Mr. Mark Kertz. He hoped that Mr. Kertz would find the job challenging and assured him that he would be kept busy.

4. Communications
Director Brady stated that the Parking Authority has been asked for permission to grant air rights at the 16th and Hoff Streets parking lot. In a letter from Wallace Wortman to the Director of City Planning dated July 7, 1980 conformation with the Master Plan has been requested. Mrs. Brady went on to state that it seems to be thought in some areas that the Parking Authority can simply grant air rights to anyone, which is not the case.

Director Brady stated that in a memo to Mr. Donovan dated July 7, 1980 the Real Estate Department has been asked to do a rather quick evaluation of properties that the Sutter-Stockton Corporation indicated they might choose to acquire in order to expand toward Grant Avenue. When the report is received from the Real Estate Department, Mrs. Brady will meet with Mr. Newman and persons from the non-profit corporation.

5. Director's Report

Director Brady reported on the IMPC meeting in Los Angeles which she attended at her own expense. She stated that she had met with Mr. John Brophy, Chairman of the Parking Authority in Washington, DC, which is one of the more innovative Parking Authorities in the United States, and with Captain D'Arcy, Traffic Captain, San Francisco Police Department, and with Mr. Chi-Hsin Shao of the City Planning Department. The information from this meeting is being compiled. Mrs. Brady went to the Department of Electricity where they service and repair all the parking meters in San Francisco. She found that there the city had been divided into sections of 850 meters each, serviced by 19 persons who took care of jamming, mechanical problems, etc. that could be done on-street. When the meter cannot be repaired on-street, the meter head is removed and taken to the shop and another head installed in its place.

The 19 persons have been cut to 16 and at the present time cannot take care of all the meters. This work is funded out of the General Fund. However, it is felt that Off-Street Parking Funds should be used. A private firm collects the money which is taken to Wells Fargo Bank, counted and deposited over-night and transferred to Bank of America the following day. Wells Fargo charges $4.40 per cannister for counting this money. Hopefully, what will come out of it is that all groups involved will report to one place. The City Planning City Center Circulation Study is a part of this and they have asked that Captain D'Arcy and Director Brady go to Washington, DC to look at their meter structure and report. Chairman Magnin stated that in quickly reading Mrs. Brady's report on the IMPC meeting, it indicated that where collection was done by the Parking Authority revenues increased substantially.

Director Brady then reported that surplus funds in the amount of $1,132,777.07 had been received by the City from the San Francisco Downtown Parking Corporation (Fifth & Mission Garage). A notice has been received from the Controller's office that the check has been received and has been deposited.

6. Report of Legal Counsel

Mr. Mark Kertz stated that he had no report at this time, but would comment during the course of the meeting.

7. Civic Center Garage

Director Brady stated that the Agreement will be modified, but the bondholders are awaiting the outcome of Propositions R and S. Mr. Newman agreed with Mr. Magnin that the coupons are relatively low in relation to the market today, stating that they would be willing to waive the penalty. The Rec. & Park Commission and the trustee will work out something. It still has to be negotiated in terms of what we will get from them. Director Brady brought out that in this particular non-profit corporation we are in a strange situation where the non-profit corporation does not in fact handle these funds in any way. All money at the present time goes to the Controller and the Real Estate Department pays the rental to the non-profit corporation. Therefore, Props. R and S have no effect on this particular corporation because the City is obligated to pay that rental each month and the City pays all bills as presented. Mr. Newman stated that the present lease is only for one year, and if the City does not renew it, we can go back to the original proposition. He stated that the Rec. & Park Commission might extend the lease to the full time as originally intended.

8. Moscone Center Garage

Director Brady stated that a letter dated July 7, 1980 had been received from Roger Boas indicating that this ". . .parking facility is consistent with the approved redevelopment plan for Yerba Buena Center, and because debt service for the facility will be provided from operating revenues, the Committee finds that the feasibility, cost and priority for the Moscone Center Garage will be in keeping with the long range capital improvement program and financing plan." Mrs. Brady stated that the Planning Commission indicated they approved the project. Mr. Kertz stated that the resolution indicated on the agenda approving the joint working agreement would not be heard today. The reason for this being that the actual agreement needs to be re-written due to certain technicalities. Also some of the financing parts must be re-written. He stated that Mr. Hiscocks feels a joint working agreement is not necessary; however, the City Attorney's office feels that we should have a joint working agreement. Director Brady and Mr. Kertz reviewed Resolution No. 721 regarding the EIR for the benefit of those present. There being no discussion, Chairman Magnin called for a motion. It was moved by Member Muschi, seconded by Member Ergina that resolution No. 721 be adopted.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: Member McFadden

Resolution No. 722 - Approving the project lease was presented next. Director Brady explained that these resolutions are necessary in order to go ahead with drawings, specs., etc. There will be no funds available without permission of the Board of Supervisors. This will give us permission to advise Mr. Engle of Conrad Associates to go ahead with the plans and specs. It was moved by Member Muschi, seconded by Member Louie that Resolution No. 722 be adopted.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: Member McFadden

9. Letter dated July 3, 1980 from SF Symphony re parking at Civic Center Garage

Director Brady stated that the Symphony will open on September 15 and their performances will be simultaneous with the opera performances. Inasmuch as we do not have the Performing Arts Center Garage, we have tried to find where there might be parking available. Director Brady has met with Nancy Carter and the operators of the Civic Center Garage. It was decided that the Symphony and the Opera would pre-pay 500 spaces at $2.00 each. The spaces, by law, cannot be reserved. A large color-coded ticket will be issued so that there will be no transfer of tickets. Persons will enter the facility, leave the ticket on the dashboard, and upon leaving will present this ticket to the operator. Management of the facility will provide more security and lighting. In this way, it might be possible to acquaint the public with the Civic Center Garage, which is presently under-utilized. Mr. Newman will talk to Mrs. Brady about lighting specs.

10. Copy of letter dated July 1, 1980 from DPW re double decking of Mission-Bartlett

Director Brady stated that on July 28 we will have a negative declaration on double decking of Mission-Bartlett. However, there are some problems. La Raza has indicated to various people, including the Mission Merchants, that we have granted them air rights. We have no power to grant air rights. It will be indicated to the Board of Supervisors that we are and shall consider air rights and take the matter

back to them. We can recommend, but cannot sell or lease city property without permission.

11. Approval of intention of Japan Center to install neon signs in top level of garage

Director Brady stated that Japan Center by letter dated June 25, 1980 stated its intention to install neon signs in the top level of the garage. ". . .The neon signs will be leased to merchants and firms as advertising space. The signs will be installed on the walls of the garage and will not interfere with any parking stalls. The leasing of the signs will provide additional revenue, will provide more lighting in dark areas and create a pleasant atmosphere. The garage will benefit from all aspects of this project. . ." They are requesting permission to carry out their intention. Chairman Magnin called for a motion. It was moved by Member Muschi, seconded by Member Ergina, that permission be granted to Japan Center to install neon signs. All in favor.

12. Approval of Golden Gateway budget and
13. Approval of Ellis-O'Farrell budget

Chairman Magnin asked that these two items be heard together. Director Brady stated that these garages are seeking approval of their budgets in accordance with the recommendation in the Touche Ross Report. After a short discussion regarding the increases in utilities and wages, Chairman Magnin called for a motion on these two budgets. Member Louie moved, seconded by Member Muschi that both budgets be approved. The vote was unanimously in favor.

14. Resolution No. 719 - Commendation of Margaret Heiser, Deputy City Attorney

Chairman Magnin asked to be allowed to say a few words regarding this resolution, stating that he could not speak too highly of Miss Heiser's service as rendered to this body. It was dedicated, intelligent, well done, bright - more adjectives would not fully describe what she has done. He stated that he has been before this Authority long enough to have outlasted some City Attorneys and found her to be outstanding. He asked whether this resolution could be presented to her in a form other than mimeograph. Member Muschi asked that the second paragraph be deleted since he did not feel it appropriate. All members agreed. Member Muschi moved, seconded by Member Louie, that with the deletion of the second paragraph, Resolution No. 719 be adopted.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: Member McFadden

15. Unfinished Business

Director Brady stated that a letter had been received from DPW regarding additional funds for conversion of meters saying that the appropriation had been made; however, there had been some changes in allocation of funds, but they are proceeding with the work. The downtown meters have been changed.

Also, a letter had been received from the Mayor's office dated July 1, 1980 stating that it is the Mayor's intention to appoint Mrs. Ruth Church Gupta to the Parking Authority vice Michael J. McFadden, whose term expired October 26, 1979. Mrs. Gupta's resume has been forwarded to the Rules Committee and will be heard on the 24th. Her term will expire October 26, 1983.

Resolution No. 720 Authorizing Parking Authority Director to Travel to Washington, DC, to Monitor Parking Meter Program did not appear on the Agenda. This trip is in connection with the IMPC meeting and the meeting with Mr. Beckman of the Electricity Department, Mr. Shao of City Planning and Captain D'Arcy of the Police Department. Mrs. Brady will monitor the meter program in Washington and bring back her report. Chairman Magnin suggested that the amount of travel money, which had been left open, be shown as "not to exceed $750". He also stated that he felt, after having read Mrs. Brady's IMPC report and her resume of the meetings with the Electricity Department and the Tax Collector's office, it would be very prudent for her to make this trip. Member Louie moved, seconded by Member Muschi that Resolution No. 720 be adopted with the addition of the amount not to exceed $750.

Ayes: Members Magnin, Ergina, Louie, Muschi
Noes: None
Absent: Member McFadden

16. New Business - None

17. Public Discussion of Agenda Matters

Mr. Onorato again stated his objections to the color coded tickets for the Civic Center Garage, stating that people with tickets could find that there is a full house that night. Also a patron may have paid his money, but find that he cannot attend that particular show, causing argument. He still feels that the "drop fee" is the best approach. Persons drive in, there is no liability, and when the facility is full, it is full. He feels this should be given some very serious thought. He feels that improving security and lighting are worth while. However, with the pre-paid tickets there is no way of knowing how many of them will be used. He suggested that the public be advised about Civic Center through the newspapers. Chairman Magnin agreed with Mr. Onorato and stated that since both houses will be operating simultaneously, perhaps another look should be taken at this matter, stating that the first people to come in are entitled to the spaces. Mr. Newman stated that some internal problems are developing and that there is a time crunch because they are sending out season tickets in a week or two and would like to send parking tickets with them. Chairman Magnin said he would hesitate to go any further than perhaps opening night and, more importantly, the second night. He would take a chance on the second night, but as an ongoing thing, would take a second look at it.

18. Adjournment

There being no further discussion, Chairman Magnin adjourned the meeting at 2:35 PM.

Respectfully submitted,

Margaret L. Brady
Director

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IN THE OFFICE OF THE PARKING AUTHORITY

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, August 21, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Mr. Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mrs. Ruth Church Gupta
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
S.E. Onorato, St. Mary's Square Garage, SF
T.L. Gudeman, League of Women Voters, SF
Allen F. Tong, Japan Center Parking, 1660 Geary St., SF
Owen R. Brady, 535 39th Ave., SF

ABSENT Mr. Francis H. Louie

Chairman Magnin stated that before beginning the meeting he would like to introduce and welcome our new member, Mrs. Ruth Church Gupta, and say that its about time we had some female expertise on this Authority. He stated that Mrs. Gupta had been sworn in yesterday and apologized for not being present. Chairman Magnin said he hoped the association will be a long and pleasant one and we welcome her input.

Chairman Magnin then called the meeting to order at 1:40 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular meeting held July 17, 1980 and the Special meeting held July 31, 1980 were adopted as submitted.

Director Brady informed the members that at the Finance Committee meeting the day before, the rates adopted by the Parking Authority at its Special meeting held July 31 were not on the calendar. She has been informed that the Finance Committee will not meet again until September 4, therefore, the new rates will not become effective until October.

Mr. Onorato stated that they had been delaying posting rates, etc. in connection with the rate increases. He asked if it were safe to assume that they could show on the monthly accounts that the new rates would become effective October 1.
Mrs.

Mrs. Brady replied that she believed that would be safe; the adjusted rates should definitely be passed by October.

Mr. Onorato then stated that it was his intention to go before the Finance Committee to have the Portsmouth Square $100 plus tax monthly rate reinstated. He again protested the $90 monthly rate at Portsmouth Square.

3. Communications

Director Brady stated that a new appraisal had been received on the portions of the property for the Performing Arts Garage and that it is absolutely necessary under State law that it be appraised every so often. The property has now gone up to $17 per square foot. This matter went before the Finance Committee yesterday and they approved use of the 1947 Bond Fund. Redevelopment was in a position where they would also have to reappraise.

A letter was received from DPW regarding meters on Clement Street. Legislation designating this area as a parking meter district was approved in January, but spare meters were not available at that time. First priority was given to city-wide conversion of existing meters to double parking rates. However, every effort will be made to phase in the installation of new meters in the Clement Street area with the conversion work later in the fall pending arrival of the new meters.

The Fifth & Mission Garage, by letter dated July 15, 1980 from the Mayor, has turned over to the General Fund all surplus funds. To date this is the only non-profit corporation which has done so.

By letter dated August 1 from Mr. Paul Newman, it is indicated that the Symphony is going to purchase 300 tickets per performance at the $2 rate.

Director Brady asked Mr. Kertz about the new lease for Civic Center, inquiring whether it would be redone in its entirety. Mr. Kertz said that it would merely be amended with a new understanding - there will be no problem, but he has to make sure that everyone agrees. Mrs. Brady stated that Recreation & Park has indicated that they do agree, to which Mr. Kertz replied that he would have to re-check with them.

4. Director's Report

Director Brady stated that she would like to wait until the next meeting to report on her trip to Washington, DC, when she will have had more time to digest what she learned. She reported that she had spent three working days with Commander D'Arcy gathering material, which will be ready in rough form next week so that it can be presented to the Mayor. There is a possibility that revenue from meters alone will be in excess of one to two million dollars over what we are now getting. She felt that it would be a good program but it would be up to the Mayor to decide whether it would be augmented.

5. Report of Legal Counsel

Mr. Mark Kertz, Deputy City Attorney, stated that if you have a project lease, and wanted to have a bond issue greater than the amount contemplated, you don't have to go back to the Board unless you go beyond the amount in the lease. The only thing the city can be concerned about is the approval of the lease. The Parking Authority is a separate legal entity and can change numbers so long as you

don't go past the amount in the lease. If you go past that amount, then you change the lease. Director Brady stated that we would have to take a look at the Performing Arts Garage lease. There is a bond ceiling of $5.3 million. To Chairman Magnin's statement that, in effect, you can't go past the $5.3 million, Mr. Kertz said that was correct.

Mr. Kertz stated that at the last Parking Authority meeting the joint working agreement on the Moscone Center Garage was not gone over because of a problem and debate between the City Attorney and Orrick, Herrington, Rowley & Sutcliffe. A joint working agreement is not needed. It would only risk putting on more restrictions - there is no joint working agreement nor is one needed.

Mr. Kertz said that there is some dispute over the elevator work at the Vallejo Street Garage. This work was mandated by OSHA. He informed those present that a check had come to the Real Estate Department minus $7,500 for the elevator work. He had sent a formal letter of refusal of the check and Allied has now sent the full amount due. However, there is still a dispute over the elevator work. Mrs. Brady stated that they had bid on the premises as they were. We were not aware that the prior operator had to put in a special recall on public elevators. After the new lessee came in they found they had to conform to CAL OSHA. Allied claimed we should pay for the recall. However, the City Attorney felt that according to the lease, it was entirely up to them.

6. Resolution No. 727 - Requesting Board of Supervisors to Appropriate $109,800 from the Off-Street Parking Fund for Plans and Specifications for Double Decking Marina Public Parking Facility

Director Brady reviewed this resolution for the benefit of those present, stating that the work will be done in-house, that $43,800 will be for design engineering and $25,000 for construction engineering. The estimated construction figure is $410,000. The Parking Authority had originally provided DPW with approximately $25,000 to do the feasibility. We are asking the Board of Supervisors for $109,800 for design and construction engineering and when the proper approvals are received from the Planning Commission, will request a construction fund. Member Muschi moved, seconded by Member Gupta that Resolution No. 727 be adopted.

Ayes: Members Magnin, Ergina, Gupta, Muschi
Noes: None
Absent: Member Louie

7. Resolution No. 729 - Requesting $4,500,000 from the Off-Street Parking Fund for Performing Arts Center Garage to Insure Bid Process to Arrive at Figures for Bonding

Director Brady informed everyone that at the present time the City & County of San Francisco does not have a bond rating pending the audit for 1978/79 and until there is an approval of that audit, there is no way that the bond rating is going to be reinstated. The latest news is that perhaps that approval will come some time in mid-October. The Performing Arts Garage has been ready to go to bid since early this year, so it is felt that we should get permission from the Board and the Mayor to encumber money from the Off-Street Parking Fund.

To Chairman Magnin's question as to whether there is enough money to do that, Director Brady replied that she was not sure but stated that the Controller can certify funds, and when the new rates go into effect income should be at least

$300,000 monthly. Director Brady stated that we should ask the Board and the Mayor to approve funds from the Off-Street Parking Fund so we can go to bid on the Performing Arts Garage. If we have a bond rating we can sell bonds; if we don't we can proceed with construction then sell bonds and pay the money back to the Off-Street Parking Fund. The Mayor's Office has definitely indicated that they would approve something of this nature. How the Board will feel, we have no idea. Member Ergina moved, seconded by Member Muschi that Resolution 729 be adopted.

Ayes: Members Magnin, Ergina, Gupta, Muschi
Noes: None
Absent: Member Louie

8. Resolution No. 728 - Approving Reimbursement of Bill as Paid by All Right Parking, Inc. for Improvement and Repairs to Marshall Square Parking Plaza as Provided by Lease Agreement Between City & County of San Francisco and All Right Parking, Inc.

Director Brady informed the members that when Marshall Square went to bid there was a great deal of work to be done on it. In the lease, as it was put out, the Parking Authority agreed to pay for removing old wooden wheelblocks and installing new concrete wheelblocks, parking lines and resurfacing the lot. This work has now been completed and paid for by All Right Parking, Inc. in the amount of $19,500. The receipted bill has been received by the Parking Authority. We would now ask that the Controller release the funds to reimburse All Right Parking, Inc. Member Muschi moved, seconded by Member Gupta that Resolution 728 be adopted.

Ayes: Members Magnin, Ergina, Gupta, Muschi
Noes: None
Absent: Member Louie

9. Resolution No. 726 - Permitting Vanpools to Use Certain City-Owned Public Parking Facilities at Reduced Monthly Parking Rates Beginning September 1, 1980.

Chairman Magnin stated that this is very controversial with some of the operators and may be controversial with the members. We have been asked to let vanpools park at the old monthly rates rather than the new monthly rates. We have also been asked to cooperate with the vanpools. For the benefit of Member Gupta, a brief background was given.

At the July 31 Parking Authority Special meeting all city rates were adjusted upward to discourage monthly parkers and maintain the facilities for short-term parkers. This resolution obviously excluded the vanpool parker.

Mr. Onorato stated that over a period of time the Parking Authority has listened to him expound on this. He again stated his strong objections indicating that the vanpools would be a hazard, and that the City would be liable to lawsuits. He also objected to the reduced rates, stating that no one gets reduced rates at City garages. Mr. Onorato again explained that vanpools are awkward, the side mirrors are dangerous, the parking stalls are not large enough to accommodate them and some of the garages do not have clearance for them.

It was explained to Mr. Onorato that not all garages would be required to accept vanpools; only those having clearance to accommodate them. Also, recognized vanpools must be properly marked, be designated by the Transportation Broker, be no more than 18' 4" long, 6' 9" high and 80" wide. Member Gupta asked whether the 80" included the side mirrors. Since no one had an answer, it was agreed that the resolution be amended to indicate that the vanpools be 80" wide including the side mirrors. Chairman Magnin called on Mr. Kertz for his opinion on vanpools. Mr. Kertz stated that he could not see anyone attacking vanpools. He said that vanpools would help stop the one-person car.

Member Gupta asked how it would be known whether the vanpools "contained" ten persons as stated in the resolution. It was agreed that the resolution be amended to read ". . .and shall have a minimum capacity of ten passengers."

Chairman Magnin called for a motion. There being none, discussion continued. Mr. Onorato again stated that the city would be subject to "a million" lawsuits. He said he did not think this was legal and that he didn't think it could be done. Mr. Kertz again stated that he could see no legal problem. Mr. Onorato again voiced his displeasure, indicating that monthly parkers are bing reduced by attrition and vanpools are monthly parkers.

Chairman Magnin again called for a motion. Member Gupta asked whether the statement "the five facilities listed above shall continue to allow vanpool use" meant that they are now allowed to use the listed garages. Director Brady informed her that they are now allowed to use the garages at the regular monthly rates. Mr. Onorato reiterated that no monthly parkers are being accepted. He added that reduced monthly rates would cause confusion because every ticket must be accounted for at the posted monthly rates.

Chairman Magnin then asked that this resolution be put over to the next meeting so that the members could have more time to think about it.

10. Approval of Fifth & Mission and Portsmouth Square Garage Budgets

Member Ergina inquired as to why the item Taxes/Licenses for the Fifth & Mission Garage had gone down from $59,500 for the year ending April 30, 1980 to $42,500 for the year ending April 30, 1981. Director Brady said that under Proposition 13 the interest on the property had been lowered. Chairman Magnin stated that possibly interest tax decreases as the term of your lease changes because it is worth less.

Member Ergina questioned why the taxes went up in 1980 and then went down. It was decided that this item should be inquired about. Member Muschi moved, seconded by Member Gupta that the Fifth & Mission Garage budget be approved. All in favor.

The Portsmouth Square budget was not on the agenda. Mr. Onorato was asked to show comparative figures. Mr. Onorato stated that Fifth & Mission had actually increased their operating expenses less than the inflationary rate. He said that if the Authority wanted the Portsmouth budget shown with comparative figures as the Fifth & Mission budget, he would do so in the future. Mr. Onorato said that they had operated for $30,000 less than the budget prepared last year. In answer to Chairman Magnin's question that, in effect, was last year's budget around $460,000, Mr. Onorato replied in the affirmative. He stated that in the future they would go back

and give figures for three years. Chairman Magnin suggested to Director Brady that a "cost per stall" statement be prepared. Director Brady agreed that under the Touche Ross reporting form, this will be done. Mr. Onorato suggested that "cost per stall" might also indicate the amount of turnover per stall, stating that Portsmouth has the highest. Actual cost per stall should be balanced by the amount of turnover per stall. Chairman Magnin said this was well taken and would be an interesting yardstick. Member Muschi moved, seconded by Member Ergina that the Portsmouth Square budget be approved. Unanimously in favor.

11. Unfinished Business - None

12. New Business

The following item did not appear on the agenda. A request dated August 11, 1980 was received from the Sutter-Stockton Garage that the Parking Authority approve the expenditure of $18,958 for necessary repairs to the eighth floor. The paving has pulled off and in order to maintain that facility in good and acceptable condition, repairs must be made. The garage must, however, receive the approval of the Parking Authority to expend this money.

Member Gupta inquired as to whether there was a policy about accepting local bids. Director Brady stated that this is a non-profit corporation and it seems that they may perform as they choose. On capital improvements they must have prior approval from the Controller and the Parking Authority.

Chairman Magnin called for a motion to approve. Member Muschi moved, seconded by Member Gupta that this request be approved. The vote was unanimously in favor.

Director Brady stated that she had been asked to serve on the Board of Advisors for the IMPC and would ask the approval of the Parking Authority to accept this invitation. Chairman Magnin stated that this was quite flattering and unless there were any objections, approval was unanimously given. There were no objections.

Director Brady stated that a draft memo had been received from the Transportation Policy Group. They are checking out what is called "peripheral parking" and hope to put peripheral parking areas in some places south of Market for long-term commuter parking. She stated that it would be indicated that the Parking Authority is willing to work with this.

Director Brady stated that a copy of a letter had been received from the Portsmouth Square Corporation indicating that they are waiting for a report about the International Hotel. The Mayor indicates they want the surplus funds.

Mr. Paul Newman reported that with regard to the Civic Center lease, last time it had been extended for one year. He said there had been a misunderstanding between Recreation & Park, the Parking Authority and the bondholder. In order to avoid this happening again, he suggested that all parties concerned get together and discuss the lease and renegotiate because there is no provision for payment of taxes under Propositions R and S. Mr. Newman said that last time they were on the telephone

all day and couldn't get the bondholer's approval.

Director Brady requested that they set up an appointment and include Mr. John Madden of the Controller's Office. Recreation & Park has indicated that they have put a different person in charge of leases and Mr. Kertz should go over the lease with this person.

There being no further discussion, Chairman Magnin adjourned the meeting at 2:45 PM.

Respectfully submitted,

Margaret L. Brady
Director

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IN THE OFFICE OF THE PARKING AUTHORITY

ARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #431

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Thursday, September 18, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Mr. Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mrs. Ruth Church Gupta

Authority Staff: Margaret L. Brady, Director
Mark Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Allen F. Tong, Japan Center Parking, 166 Geary Blvd., SF
Richard R. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
Mrs. T.L. Gudeman, LWV, 125 Broadmoor Dr., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Kevin Calegari, Mayor's Office, City Hall, SF
Celso Ortiz, Housing Development & Neighborhood Preservation Corporation, 2588 Mission St., Suite 200, SF 94110
Al Borvice, Housing Development & Neighborhood Preservation Corporation, 2588 Mission St., Suite 200, SF 94110
Albert Petteruti, System Parking, Inc., 555 Kearny St., SF
James J. Ludwig, Sutter-Stockton Garage, 330 Sutter St., SF

ABSENT Mr. Francis H. Louie
Mr. Achille H. Muschi

Director Brady advised that Members Louie and Muschi had been given permission to be out of town and permission was requested of the Board.

Chairman Magnin called the meeting to order at 1:35 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular meeting held August 21, 1980 were adopted as submitted.

3. Director's Report
Director Brady reported that there was happy news - acquisition money for the Performing Arts Garage was on final passage last Monday. Three measures with regard to the Moscone Center Garage went through Monday on unanimous vote and no problems are anticipated next Monday and on final passage. Director Brady informed the Authority that she had met with Supervisor Renne yesterday with regard to 4.5 million dollar encumbrance of Off-Street Parking Funds, and she felt that this was the only

way to go. Mrs. Brady has an appointment with Supervisor Molinari tomorrow. She will then contact the other Supervisors and respectfully requested that the members of the Authority also talk to any Supervisors with whom they may come in contact.

Director Brady said that there had been some criticism because there was no parking available for the Performing Arts opening; however, this was no fault of the Parking Authority but due to circumstances beyond their control.

For the benefit of the new member, Mrs. Gupta, Chairman Magnin brought out that there was an organization occupying a very critical building on the site of the garage at $1.00 per year,who managed to stall their exit of the premises for three years. Director Brady added that this cost the City $15,000/20,000 in attorneys' fees plus escalating costs of construction and bonds.

4. Report of Legal Counsel

Mr. Mark Kertz, Deputy City Attorney, recalled that at the last meeting he briefly discussed the elevators at the Vallejo Street Garage. There was some dispute over who should pay for the OSHA mandated work. He had spoken with the attorney for the garage and an unofficial agreement was made to split the cost. Chairman Magnin asked if the City's half would come out of the Off-Street Parking Fund, to which Mr. Kertz replied that it would simply be deducted from the rent. Chairman Magnin felt that was essentially the same thing, but Mr. Kertz replied that deducting from the rent would be a little faster. Mr. Kertz stated that this amount was small enough that if they wanted to sue, the cost would probably not go beyond $3,700.

Chairman Magnin then inquired if it would be appropriate to leave it to Mr. Kertz to make the agreement. Director Brady advised that it was up to the Members. Chairman Magnin asked if the cost of the rehabilitation would be split equally between the tenant and ourselves and Member Gupta inquired if there was a ceiling on the amount. Mr. Kertz advised that it would absolutely be no more than one-half of the $7,500.

There being no further discussion, Chairman Magnin called for a motion. Member Ergina moved, seconded by Member Gupta that the City assume one-half of the obligation for the recall system to the elevators at the Vallejo Street Garage, not to exceed one-half of $7,500 and instructed Mr. Kertz to negotiate on behalf of the Parking Authority. The vote was unanimously in favor.

5. Resolution No. 730 - Recommending and Requesting the Board of Supervisors to Appropriate the Sum of $120,000 from the Off-Street Parking Fund for the Double Decking of the Mission-Bartlett Public Parking Facility

Director Brady stated that a negative declaration had been received from the Planning Department with regard to the Mission-Bartlett facility. There has been a very serious shortage of parking in the Mission district and this double decking wil add 222 parking spaces. With this negative declaration there is also included a negative declaration which indicates that housing can be placed on the third deck. Housing and leasing of air rights over the facility are beyond the powers of the Parking Authority because this is City property and would, therefore, have to be negotiated between the Real Estate Department, City Attorney and the corporation and approved by the Board and the Mayor. Director Brady asked that we be permitted to withdraw $120,000 from the Off-Street Parking Fund for plans and specifications

for the double decking. It is understood that under the plans and specifications we would provide footings necessary for three decks. It is also understood that we would provide in our plans and specifications ingress and egress to the parking area.

The property actually drops off by about seven feet, therefore, the contractor feels he can go in on one side so that the first deck may be a little below grade, but sufficiently above grade so that we would have sufficient ventilation without artificial ventilation. The height of the parking structure would be lowered so that the housing would not be perched up at some rediculous area. To Member Gupta's inquiry whether it was just at grade level now, Director Brady replied in the affirmative. Member Gupta then asked whether any of the costs would be reimbursable. Director Brady again replied in the affirmative, stating that she had had a meeting two days ago with Mr. Wortman, Director of Property; Mr. Kertz, Deputy City Attorney and gentlemen from the non-profit corporation and everyone understands that site acquisition is necessary for them to receive HUD financing. No presumptions are made as to what the Board of Supervisors may feel is a reasonable price for air rights over this property. All have agreed that the additional cost to the Parking Authority for the additional footings, the entrance and exit would undoubtedly be put into the contract with regard to the third deck platform. The corporation would pay for platform costs since this is part of their construction. If the Board of Supervisors recommends this resolution and resolution No. 733, the people from the Housing Development and Neighborhood Preservation Corporation can almost immediately get some seed monies which are available for the third deck.

Director Brady said that in the event this construction did not happen, we would still have the third deck that we could make available for some other purpose. She explained that this will not be low cost housing, but that persons will be purchasing shares in a cooperative. A downpayment of $3,000 is being considered and over a period of time, if and when a person decides to sell his shares, he will then be in a position to purchase a home in another area. This will be family housing.

Mr. Al Borvice of the Housing Development and Neighborhood Preservation Corp. said they actually already have a resolution passed by the Parking Authority some months ago regarding willingness to lease air rights. This is at the last stages right now. They have a conditional commitment from HUD stating that when the City executes its lease for air rights, HUD will give at least $3,000,000 for housing. A negative declaration has been given. The Office of Community Development, Mayor's Office, is in complete support of the project and will help with money to pay for the third deck. All the people involved are agreed at this time that parking is needed, housing is needed. Mr. Borvice stated that they have an intent to lease air rights passed by the Board of Supervisors and signed by the Mayor. Various elements of City and Federal Government have voiced willingness to participate in the completion of the project. This will be the first use of public air rights in the United States for a low income/high density solar project. The Office of Community Development has already funded $40,000 to proceed with the program. This is quite a project and if we can all work together to complete this thing we can show a lot of people that good urban things can be done.

Chairman Magnin agreed that this is a very laudible project. To Member Gupta's question, Mr. Borvice informed her that the project would contain 50 units. Chairman Magnin stated that it is without our purview, but asked what the parking availability would be for those accupying the housing. Mr. Borvice answered that

possibly down the line, after the plans and specifications are looked at, some parking might be leased on the second deck. Chairman Magnin agreed that this would be no problem. Mr. Borvice added that this would be very beautiful housing, away from noise and pollution and would have a great view. He feels this will be housing that will have a lot of competition from people who want to get in - this is not a public housing project and people will have incentive to keep it up. Chairman Magnin reminded those present about the construction of a garage under the Redding School and the improvement of the playground facilities of the school because we wanted the use of their land. Two things were accomplished - better playground and parking underneath.

There being no further discussion, Chairman Magnin called for a motion. Member Gupta moved, seconded by Member Ergina that Resolution No. 730 be adopted.

Ayes: Members Magnin, Ergina, Gupta
Noes: None
Absent: Members Louie, Muschi

6. Resolution No. 733 - Recommending and Requesting the Board of Supervisors to Permit the Real Estate Department and the City Attorney to Enter into Negotiations for a Lease of Air Rights Above the Mission-Bartlett Public Parking Facility

Being reminded that there are many and varied things that have to go into this lease before the non-profit corporation can go ahead, Member Magnin called for a motion. Member Gupta moved, seconded by Member Ergina, that Resolution No. 733 be adopted.

Ayes: Members Magnin, Ergina, Gupta
Noes: None
Absent: Members Louie, Muschi

7. Resolution No. 731 - Approving the Appointment of Corroon & Black-Miller & Ames Insurance Consultants for the Moscone Center Garage

Director Brady stated that inasmuch as we are about to proceed with the Moscone Center Garage, Orrick, Herrington, Rowley & Sutcliffe have asked us to approve Corroon & Black-Miller & Ames as insurance consultants. Chairman Magnin questioned whether this was in order, and Director Brady stated that they had been recommended by Mr. Richard Salladin of Orrick, Herrington, Rowley & Sutcliffe, our bond counsel and Mr. Terry Comerford of Blyth, Eastman, Paine Webber, our bond consultant. To Chairman Magnin's question as to whether they would be the broker of record and receive a commission, Director Brady stated that they would receive a commission from the insurance which will be paid when bonds are sold.

There being no further discussion, Chairman Magnin called for a motion. Member Ergina moved, seconded by Member Gupta, that Resolution No. 731 be adopted.

Ayes: Members Magnin, Ergina, Gupta
Noes: None
Absent: Members Louie, Muschi

8. Resolution No. 732 - Approving the Employment of Blyth Eastman Paine Webber, Inc. as Financial Consultants to the San Francisco Parking Authority Relating to the Financing Program for the Construction of a Public Off-Street Parking Facility Known As the Moscone Center Garage

Director Brady reminded the members that Orrick, Herrington, Rowley & Sutcliffe had been approved as bond counsel, but Blyth Eastman Paine Webber had not yet been approved as financial consultants for bonds for the Moscone Center Garage. She stated that this resolution does so approve.

Chairman Magnin asked Mr. Mark Kertz whether it is appropriate that we go ahead and employ one of many investment banking firms in this manner. Mr. Kertz replied that it was appropriate - we did not have to go out and have competition between them. He informed the members that the primary reason for choosing this firm was that there are people in that firm who know the City better than most others. He knew of only one case of ever having had competitive bidding between investment banks and that was a most unusual situation. To Member Gupta's question as to how their fees are, Mr. Kertz replied that they are standard.

There being no further discussion Chairman Magnin called for a motion. Member Ergina moved, seconded by Member Gupta that resolution No. 732 be adopted.

Ayes: Members Magnin, Ergina, Gupta
Noes: None
Absent: Members Louie, Muschi

9. Extention of contract expiring December 31, 1980 with Conrad Associates re Moscone Center Garage

Director Brady informed the members that the work covered by this contract would not be done by December 31, 1980 and we are merely asking approval to extend the contract to December 31, 1981.

Chairman Magnin called for a motion. Member Ergina moved, seconded by Member Gupta that the contract with Conrad Associates re the Moscone Center Garage be extended to December 31, 1981. The vote was unanimously in favor.

10. Selection of Trustee for Moscone Center Garage

Director Brady stated that we have a slight problem here. A trustee for the bonds has not been chosen. At the time the trustee was chosen for the Performing Arts Garage, we wrote to banks asking for a proposal as to what their charges were. The Chartered Bank of London was selected, but it is now the Union Bank. Mr. Salladin has indicated that after they became the trustee for the Yerba Buena Center bonds, they moved their entire trust office to Los Angeles, which makes it a very difficult situation for counsel in San Francisco to deal with a trustee in Los Angeles. Mrs. Brady stated that the members are merely being asked to look at this, think about it - we will obviously have to change the trustee for Performing Arts Garage to someone who is more available here in this area. Mr. Salladin and Mr. Comerford have recommended Mr. James Keldsen of Crocker Bank, with whom they have worked a great deal but are not trying to encourage us if we feel it more appropriate to deal with someone else.

Chairman Magnin asked that some of the local banks be contacted to see what their charges are. Director Brady stated that we have the names of Wells Fargo Bank, Bank of America and Crocker, and Chairman Magnin instructed that we request fee

schedules and methods of operation from them.

11. For Discussion - Title Insurance included in $320,000 request from Off-Street Parking Fund (Resolution No. 700) - Moscone Center Garage

Director Brady stated that included in the supplemental request for $320,000 for the Moscone Center Garage was money for title insurance. When that money comes through we will merely "work order" the Real Estate Department. They can then set the title insurance company and develop the escrow. Nothing else will be required. The funds will be transferred within the City.

12. Discussion of Change of Trustee for Performing Arts Center Garage

It was decided that item 12 would be treated the same as item 10.

13. Request from Sutter-Stockton Garage dated September 8, 1980 regarding lobby and restroom alterations

Mr. Richard Guynn of the Sutter-Stockton Garage was called on to outline this request. He presented plans and asked that the members look at page A3. He explained that the public restrooms would be moved out of the Sutter Street lobby up to the Stockton Street level, where the garage manager's new office will also be located. This will provide better supervision of the restrooms and the public will not be so likely to wander in from the street to use the facilities unobserved. The downstairs facility must be locked at night because of vandalism. The lobby will be completely upgraded. The space left by the public restrooms will become a 625 square foot store rental space with a flower shop and alcove shop in the Sutter Street entrance area with room for a bootblack or photo shop. Two additional display cases will be rented and lighting will be improved. The plaster will be removed to expose the natural concrete wall and display cases will be put back against the concrete wall.

Director Brady explained that in each indenture for each of the non-profit corporations any capital expenditure, other than operating expenses necessary for the operation of the facility, must have approval of the Parking Authority, the Controller and Director of Property.

Chairman Magnin said that he had received a complaint from a friend who felt that the capacity of the restrooms at Sutter-Stockton was not adequate considering the size of the garage. He asked if the new restrooms would be adequate, to which Mr. Guynn replied that in the case of the ladies' restroom the capacity will be the same as the existing one, which is adequate. The men's room will have one more toilet. He pointed out that there will be less use of the public restrooms on the second floor because it will not be as convenient to get to them as it is now.

Chairman Magnin said that apparently, unlike public buildings where you have to have so many toilet facilities, that doesn't hold for garages. Director Brady explained that in a public parking facility it is questionable whether you even have to provide restroom facilities at all. She does not believe the codes indicate that you must.

Mr. Guynn stated that the elevator buttons would be marked to indicate where the facilities are located. He also indicated that they have a very good graphics person and the area would be appropriately signed. Mr. Guynn stated that they plan to select the lowest bidder since there is no reason to believe other bidders would be better qualified than the lowest bidder.

Chairman Magnin stated that Mr. Richard Guynn, Secretary-Treasurer of the Sutter-Stockton Garage Corporation, had presented a rather detailed plan and asked if there were any discussion. There being none, he asked that a letter be written to the Sutter-Stockton Garage indicating the approval of the removal of the restrooms from the lobby and modification of the lobby area as defined on Page A3 of plans and specifications as prepared by Sokoloff/Bennett Associates, Architects and Planners, and H.J. Degenkolb & Associates, Consulting Engineers. Chairman Magnin then called for a motion. It was moved by Member Gupta, seconded by Member Ergina, that approval be given for the modifications to the Sutter-Stockton Garage. The vote was unanimously in favor.

14. Resolution No. 726 - Permitting Vanpools to Use Certain City-Owned Parking Facilities at Reduced Monthly Parking Rates Beginning October 1, 1980 - Put over from August 21, 1980 meeting

Director Brady indicated that this item had been put over from the last meeting and since then a letter dated September 18 had been received from the Mayor indicating her strong support of discounted vanpool fees. The Mayor's letter indicated that ". . .Through measures such as this, San Francisco can take a more active role in the conservation of energy resources, and in reduction of the daily burden of high traffic density. . ." This letter followed an earlier one written in 1979, also in support of reduced rates for vanpools.

Member Gupta moved, seconded by Member Ergina, that resolution No. 726 be adopted.

Ayes: Members Magnin, Ergina, Gupta
Noes: None
Absent: Members Louie, Muschi

15. Unfinished Business - None

16. New Business

A letter dated September 6, 1980 has been received from Tronoff-LeNoue at the request of Conrad Associates who, according to our contract, are the persons to engage soil engineers to do the soil investigation for the Moscone Center Garage. They indicate that the cost of surveys and soil investigations will not exceed $2,550. This item was for information only.

Director Brady stated that we had a request from the Civil Service Commission asking that the Parking Authority indicate approval of a policy item regarding use of slurs by City officials and employees. After reading this memo in its entirety to the members, Chairman Magnin stated that he found nothing wrong with the request and called for a motion for approval. Member Gupta moved, seconded by Member Ergina that the request from the Civil Service Commission be approved. All in favor.

Director Brady presented the Parking Authority quarterly report for approval. After a short review, Chairman Magnin called for a motion. Member Gupta moved, seconded by Member Ergina, that the quarterly report be approved as presented. All in favor.

17. Public Discussion of Agenda Matters - None

18. Adjournment

Director Brady asked that the meeting be adjourned in honor of Miss Helen Ellis, former Secretary to the Authority. Chairman Magnin welcomed her and stated that she looked better for not working here. Miss Ellis remarked that she had quit at the right time.

Chairman Magnin stated that he had announced earlier that in addition to his being a member of this Authority, he had been appointed to the Inaugural Committee for the Performing Arts Center. This work ended on September 16, which was opening night at the Center. He stated that he had a very competent Parking Committee which included Mr. Sol Onorato, Mr. Mulpeters of Gray Line and a number of other people; but the gentleman who did really yeoman work in organizing the parking for the opening week's festivities was Mr. Nelson Wong. Chairman Magnin wanted Mr. Wong's name entered in the record as having done an outstanding job. He was told by many people that a very fine job was done on maps, showing locations with ingress and egress to the facilities. Chairman Magnin said that in all good conscience he could not take credit for that - Nelson Wong did it. He has asked the Transportation Committee to prepare a resolution thanking Mr. Wong, and suggested that the Parking Authority might do the same thing. Mr. Wong did a tremendous amount of work. Chairman Magnin said that opening night this area was about as heavily impacted as it will ever get and it would not be inappropriate for the Authority to thank Mr. Wong.

There being no further business, Chairman Magnin adjourned the meeting at 2:35 PM.

Respectfully submitted,

Margaret L. Brady
Director

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THE OFFICE OF THE PARKING AUTHORITY.

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting *432

Thursday, October 16, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Mr. Donald Magnin, Chairman
Dr. Amancio G. Ergina
Mrs. Ruth Church Gupta
Mr. Francis H. Louie

Authority Staff: Margaret L. Brady, Director
Mark K. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Albert Petteruti, System Parking, 555 Kearny St., SF
Allen Tong, Japan Center Parking, 1660 Geary Blvd., SF
Richard O. Guynn, Sutter-Stockton, 330 Sutter St., SF

ABSENT Mr. Achille H. Muschi

Chairman Magnin called the meeting to order at 1:40 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The minutes of the Regular Meeting held September 18, 1980 were adopted.

3. Director's Report
Director Brady stated that Civic Center Plaza Garage is apparently doing very well since the addition of guards at night, with three definite arrests. Another guard is to be added from 9 AM to 6 PM.

Bank of America, Crocker and Wells Fargo were contacted as to acting as Trustee for both the Performing Arts Center and Moscone Center Garages, with responses from Bank of America and Crocker. The adoption of a resolution selecting one of these institutions was put over to the next meeting in order to give the members, our bond counsel and bond consultant time to study the proposals.

Update on Status of Performing Arts Center Garage
The Board of Supervisors has been requested to encumber $4.5 million. The Controller has indicated that, even with anticipated funds, the maximum in the Off-Street Parking Fund would be $2.6 million. A meeting was held with Richard Salladin of Orrick, Herrington & Sutcliffe; Ash Woods of Blythe Eastman Paine Webber; Mark Kertz, Deputy City Attorney and John Madden from the Controller's Office. It was decided that the resolution should be amended to indicate "legally available funds."

A discussion with Rudy Nothenberg and Ray Sullivan indicated that they would be agreeable to encumbering and using "legally available funds." This could constitute a loan from the General Fund or other legally available funds. It was also agreed that since it appears it may be a number of months before the City has a bond rating, with the encumbrance of $4.5 million, construction bids could be issued and construction could begin. On completion of construction we could sell bonds, which sale would be even more favorable, and then pay the money back. Supervisor John Molinari has indicated he would go along with this. However, he requested that Member Gupta check with the neighborhood merchants to be sure they have no objection. Deputy City Attorney Mark Kertz indicated that by selling bonds after the garage is completed, there would be an approximate saving of a third of a million dollars.

Update on Moscone Center Garage

This garage is about ready to start - the Board has approved the lease, we have permission to sell bonds and supplemental has been given to go ahead with plans and specifications. Conrad Associates has started soil investigation. Everything should be ready by the first of the year. Member Gupta inquired as to whether bonds could be sold at that time. Director Brady answered affirmatively.

4. Report of Legal Counsel

Mr. Kertz has made an unofficial agreement with the attorney for the Vallejo Street Garage to split the cost of the elevator work in order to save time and money. They are unofficially asking for an extension of time in which they can operate the garage. Mr. Kertz will get official statements indicating this cannot be done.

5. Resolution No. 734 - Confirming Parking Authority's Willingness to Lease Air Rights and Recommending and Requesting Board of Supervisors to Permit the Real Estate Department and the City Attorney to Enter into Negotiations for Lease of Air Rights Over the 16th and Hoff Public Parking Facility

On motion of Member Louie, seconded by Member Ergina, this resolution was adopted.

Ayes: Members Magnin, Ergina, Gupta, Louie
Noes: None
Absent: Member Muschi

6. Resolution No. 735 - Commendation of Nelson Wong, Traffic Engineer

On motion of Member Gupta, seconded by Member Louie, this resolution was adopted.

Ayes: Members Magnin, Ergina, Gupta, Louie
Noes: None
Absent: Member Muschi

7. Unfinished Business - None

8. New Business

Director Brady stated we had been contacted by Miss Hilda Cloud of American Senior Citizens, who also contacted Supervisors Silver and Renne, regarding putting housing on top of the Performing Arts Center Garage. It was found this cannot be done because it would require completely new plans and specification. This is a Class 1 and 2 fire zone, which would require steel construction, ventilation, sprinkler systems, or an entirely new structure. New plans and specifications would require a minimum of 18 months to two years to complete, which is not feasible at

this time. Further, Tudor Engineering has received no payment on current plans and specifications.

9. Public Discussion of Agenda Matters - None

10. Adjournment
Chairman Magnin adjourned the meeting at 2:05 PM.

Respectfully submitted,

Margaret L. Brady
Director

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IN THE OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #433

Thursday, November 20, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Dr. Amancio G. Ergina
Mrs. Ruth Church Gupta
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Mr. Richard Guynn, Sutter-Stockton Garage, 330 Sutter St., SF

ABSENT Mr. Donald Magnin, Chairman

In the absence of Chairman Magnin, Member Louie called the meeting to order at 1:40 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
Minutes of Regular meeting held October 16, 1980 adopted as submitted.

3. Report of Director
Director Brady reported on some items received after the agenda was mailed. A resolution had been prepared (No. 729) asking for the advance of funds from the Off-Street Parking Fund so the Performing Arts Center Garage could be put to bid. Advice was received from the Mayor's office to include "and/or legally available funds". However, the Mayor's fiscal office advised they cannot advance money from the General Fund to the Off-Street Parking Fund.

Director Brady read to the Members a letter from the San Francisco Council of District Merchants dated November 18, 1980 addressed to Chairman Magnin claiming the Parking Authority has not cooperated in putting in neighborhood parking. Director Brady asked permission to respond to this letter, citing the following public hearings held with regard to neighborhood parking:

Marina	April 12, 1979
Peabody School	April 19, 1979
Mission-Bartlett	May 18, 1979
North Beach	May 25, 1979
Polk Street	May 18 and May 25, 1979
Clement Street	December 14, 1979

Marina and Mission-Bartlett were the only projects that received approval at these public hearings. Upon checking the records, it was found that not one cent had been used from the Off-Street Parking Fund for anything other than neighborhood projects, with the exception of $25,000 for legal fees regarding the Performing Arts Center Garage legal suits. This money cannot be repaid out of bond funds. Director Brady stated she would like the record to show that a letter will be sent to the District Merchants stating that a survey was done in 1979 in the Marina. None of the persons in the area wanted diagonal parking nor bayed sidewalks, but approved the double decking of the Marina public parking facility. This will start after the first of the year in order to not interfere with Christmas shoppers.

The outpouring from the residents at the Peabody School hearing was such that Mr. Giannini of the Clement Street Merchants withdrew their plans. Support was shown for 2nd, 3rd, 4th and 5th Avenues diagonal parking.

Because of city-wide meter conversion, meters have not been installed on outer Clement Street, however, this has been given priority and is being done.

The double decking of Mission Bartlett will add 222 parking spaces, and this too will start after the first of the year.

Parking at Yerba Buena School has been withdrawn on advice from City Planning. However, the Laguna Honda School site is still planned for parking, although Traffic Engineering does not feel this will satisfy their needs.

The next item was a copy of a letter dated November 17, 1980 from Mel Swig to the Mayor regarding the Central City Garage. A number of years ago a non-profit corporation was formed to build a facility, in combination with a sports center, on Mission at Spear Streets. This did not go through, but was held in abeyance until about 18 months ago, when the non-profit corporation decided to go ahead with the project. The Parking Authority had advanced $15,000 for feasibility, but agreements mandated that no monies should be expended by the non-profit corporation without prior approval of the Parking Authority and the Controller. Nevertheless, large amounts of money were expended and the non-profit corporation is now asking that the Parking Authority reimburse those funds. Legally, this cannot be done and the Controller's office has indicated they could not authorize the expenditure of funds for this purpose. Mr. Kertz indicated that we have no legal obligation to reimburse these funds. A motion by Member Gupta that the non-profit corporation be so advised, seconded by Member Muschi, was carried unanimously.

4. Report of Legal Counsel - None

5. Resolution No. 736 - Recommending and Requesting the Board of Supervisors to Approve Extension of the Vallejo Street Garage Lease and Authorize the Execution of Extension Document of Said Lease

Member Muschi moved, seconded by Member Ergina, that this resolution be adopted.

Ayes: Members Louie, Ergina, Gupta, Muschi
Noes: None
Absent: Member Magnin

6. Resolution No. 737 - Requesting the Board of Supervisors to Hold a Hearing as to Whether or not the City-Owned Public Parking Facility at 18th and Castro Streets Should be Closed as a Public Nuisance

A letter dated November 18, 1980 was received from the San Francisco Council of District Merchants asking that this action be postponed until January to permit them adequate time to arrive at recommendations to assist in decision making. On motion from Member Muschi, seconded by Member Gupta, this resolution was put over to the January meeting.

7. Resolution No. 738 - Approving Appointment of Crocker National Bank as Trustee for Bonds to be Issued for the Performing Arts Center Garage and Revoking Chartered Bank of London as said Trustee

On motion from Member Muschi, seconded by Member Gupta, this resolution was put over to the December meeting so that a release could be obtained from the Union Bank, formerly Chartered Bank of London.

8. Resolution No. 739 - Approving Appointment of Crocker National Bank as Trustee for Bonds to be Issued for the Moscone Center Garage

Member Muschi moved, seconded by Member Ergina, that this resolution be adopted.

Ayes: Members Louie, Ergina, Gupta, Muschi
Noes: None
Absent: Member Magnin

9. Unfinished Business - None

10. New Business

Letter from Real Estate Department dated November 17, 1980 indicating that in order to meet deadline on Performing Arts Center Garage site, we are acquiring piece of property from GSA for $81,000 or they would have to reappraise and price would almost certainly double.

Letter from Redevelopment Agency dated November 6, 1980 indicating 4th & Harrison Streets as possible garage site. Original EIR recommended about 2,000 public parking spaces in that area. This would have to go on ballot next November to get permission from voters.

Director Brady reported Civic Plaza Corporation agreed to redeem $1,000,000 worth of bonds. City's rent in the amount of $285,000 per year will be reduced to $185,000 per year. Additional income to Rec. & Park of about $100,000 annually. Will take to Rec. & Park at next meeting.

Notice from Mission Merchants dated November 7, 1980 indicating they have withdrawn from the Council of District Merchants.

Received bill from Conrad Associates for Geotechnical Engineering, Inc. regarding completed work on soil report, liquefaction analyses and determination of site period in the amount of $3,450. Director Brady asked approval to send to Controller for payment. Member Gupta moved, seconded by Member Muschi. Vote unanimously in favor.

Memo from Mayor's Fiscal Office dated October 14, 1980 indicating agreement with suggestion that all parking functions be placed under one project item for the purpose of comprehensive reporting and cost control.

Member Gupta asked if it would be possible to include an elevator for handicapped when double decking is done at Marina. It was decided two blue spaces on main floor near entrance would be preferable due to great expense for elevator. Also that lighting at this facility be checked. Bulbs have been out for some time.

11. Public Discussion of Agenda Matters - None

12. Adjournment
The meeting was adjourned at 2:30 PM.

Respectfully submitted,

Margaret L. Brady
Director

MLB/lc

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PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting #434

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Thursday, December 18, 1980
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Dr. Amancio G. Ergina
Mrs. Ruth Church Gupta
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Margaret L. Brady, Director
Mark B. Kertz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage, 330 Sutter St., SF
M. Gudeman, LWVSF
Allen F. Tong, Japan Center Parking, 1660 Geary Blvd., SF

ABSENT Donald Magnin, Chairman

In the absence of Chairman Magnin, Member Louie called the meeting to order at 1:35 PM.

1. Roll Call indicated a quorum present.

2. Adoption of Minutes
The Minutes of the Regular meeting held November 20, 1980 were adopted as presented.

3. Communications
The following communications were read and discussed:

Copy of letter dated December 5, 1980 from Mayor to Paul H. Louie, President Portsmouth Plaza Parking Corporation re bond retirement. Under Section 5.02(g) of the indenture, the bonds must be retired as funds become available.

Copies of letter dated November 19, 1980 and February 24, 1978 to Donald Magnin from Sponsors of Performing Arts Center Garage re reimbursement of funds advanced. This matter was very seriously considered and discussed and it is felt this money is subject to negotiation when the project is further along.

Two letters dated December 3 from Real Estate Department. The City and the Parking Authority now own the piece of CalTrans property for the Performing Arts Center Garage. The purchase was made in order to avoid reappraisal.

4. Director's Report

The lease for Civic Center Plaza has been sent to Recreation & Park. The Commissioners do not agree with the terms of the lease. Director Brady and Attorney Mark Kertz will attend their finance meeting next Tuesday.

5. Report of Legal Counsel

Mr. Mark Kertz reported that Off-Street Parking Funds cannot be used to set up parking spaces on side streets without using parking meters. Member Muschi suggested that when meters are removed at merchant's request, that merchant should pay rent on the space in the amount of revenue that would have been received from the meters. Director Brady stated that consideration is being given to changing the meter zones. Also the Police Department and Traffic Engineers are looking into changing the hours when meter rates are effective, in order to stop merchants from using meter spaces that should be available for customers.

6. Resolution No. 738 - Approving Appointment of Crocker National Bank as Trustee for Bonds to be issued for the Performing Arts Center Garage and Revoking Chartered Bank of London as said Trustee

On motion of Member Gupta, seconded by Member Muschi, this resolution was adopted.

Ayes: Members Ergina, Gupta, Louie, Muschi
Noes: None
Absent: Member Magnin

7. Surplus Revenue Fund Agreement and Written Order to the Trustee to Downtown Parking Corporation Surplus Revenue Fund

Fifth & Mission has turned over to the General Fund some $1.2 million out of their surplus funds. There was no signed, formal agreement that they would do this on a continuing basis. They have indicated that they will sign this agreement. They merely want to find out what the tax will be on the non-profit corporation.

8. Authorizing Execution of First Amendatory Agreement between Redevelopment Agency and Parking Authority Granting Extension of Time from December 31, 1980 to March 30, 1981 for Sale of Bonds and Conveyance of Property

The agreement with Redevelopment Agency will expire on December 31. The vote was unanimously in favor of signing the agreement extending the time to March 30, 1981.

9. Approval of Agreement between Parking Authority and Conrad Associates re Mission-Bartlett Double Decking

The vote was unanimously in favor of signing the agreement.

10. Approval of Contract with Geotechnical Engineering, Inc. re Mission-Bartlett

This contract for soil studies and survey was unanimously approved.

11. Approval of Contract with Geotechnical Engineering, Inc. re Moscone Center

This contract for soil studies, etc. was unanimously approved.

A bill in the amount of $2,771.62 from Tronoff Associates for surveys for Moscone Center was unanimously approved by the Parking Authority members.

12. Approval of Norman Wechsler to Board of Uptown Parking Corp.
The Parking Authority members unanimously approved the appointment of Mr. Wechsler to this board.

13. Unfinished Business
Mr. Mark Kertz will meet with Mr. Rudy Nothenberg to find out formally and definitely whether or not we can use $4.5 million out of the Off-Street Parking Fund so that the Performing Arts Center Garage can be put to bid. The Controller's office has indicated they can certify the funds available through June 30, 1981. They feel we would have sufficient funds at this time for the first part of the contract were we to put the garage out to bid.

Director Brady stated a four page letter had been written to the District Council of Merchants, with individual copies to each of the members of the council, indicating efforts made regarding neighborhood parking.

A letter had also been written indicating that the closing of the 18th & Castro Streets lot had been put over to the January meeting.

14. New Business - None

15. Public Discussion of Agenda Matters - None

16. Adjournment
Member Louie adjourned the meeting at 2:05 PM.

Respectfully submitted,

Margaret L. Brady
Director

MLB/lc

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